

## 2007-R-097

Property Owner: Bay Pointe Homes Corporation

Agent: Roy V. Andrews, Esq (Lindsay & Andrews, P.A.)

Existing FLUM: Agriculture

Requested FLUM: Conservation/Recreation

Existing Zoning: Agriculture

Requested Zoning: P2 (Active Park District)

## **STAFF ANALYSIS**

### **Part I. General Information:**

**Applicant:** Bay Pointe Homes Corporation

**Agent:** Roy V. Andrews, Esq (Lindsay & Andrews, P.A.)

**Project Location:** Persimmon Hollow, East Milton

**Parcel Number:** 07-1N-27-0000-00109-0000

**Parcel Size:** Total acreage requested = 230.10 (+/-) acres

**Purpose:** Recreational Vehicle Park

**Requested Action(s):** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to P2**; and,  
(2) Large scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Agriculture to Conservation/Recreation**.

**Existing Zoning Description:** AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

**Proposed Zoning Description:** P2 (Active Park District) Park and Recreation Districts, are intended for lands used for passive or active recreational functions. It is also intended that these districts be applied but not necessarily pertaining to lands to be conserved and protected such as open space, estuarine areas, public and quasipublic lands, spoil sites, cemeteries, etc.... These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators.

**Existing FLUM:** Agriculture

**Proposed FLUM:** Conservation/Recreation

**Current Use of Land:** The property is currently being developed as a large lot single family residential subdivision consistent with the 1 acre AG (Agriculture District)

**Surrounding Zoning:** The property is surrounded by AG (Agriculture District). RR1 (Rural Residential District) is located north, northwest across Beneva Road and South Airport.

**Rezoning History:** No rezonings have occurred in the vicinity of this rezoning.

## **Part II. Data and Analysis**

**Traffic:** Staff agrees with the applicant's conclusion that the proposed Future Land Use Map amendment will not exceed the adopted level of service of the potentially impacted roadway segments. Although the proposed amendment will significantly reduce trip distribution, the proposed use as a recreational vehicle park would have motor coaches traveling through residential areas which may not be suitable.

**Potable Water:** The applicant's analysis indicates current capacity for the proposed development verified by the servicing utility (East Milton Water Systems, Inc.). Staff has reviewed the potable water information and concurs with the applicant's analysis.

**Sanitary Sewer:** The applicant's analysis indicates current capacity for the proposed development verified by the servicing utility (The City of Milton). Staff has reviewed the potable water information and concurs with the applicant's analysis.

**Solid Waste:** The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**Drainage:** Staff has reviewed the drainage information and concurs with the applicant's analysis.

**Parks, Recreation and Open Space:** The intent of the Conservation/Recreation future land use is to reserve the natural amenities of the land by encouraging scenic and functional open areas. The master plan for the proposed development includes areas of conservation to provide a stable environmental character and a state of co-existence with the surrounding areas.

**Schools:** A future land use map amendment to Conservation/Recreation would not increase demand on school facilities.

**Consistency with the Adopted Comprehensive Plan:** Staff has reviewed this information and generally concurs with the applicant's analysis, except as noted in this staff analysis.

**Compatibility:** The subject property is currently designed and is under construction as a residential subdivision. The proposed amendment for the use as a recreational vehicle park may degrade residential neighbors in the vicinity.

***REZONING/LARGE-SCALE PLAN AMENDMENT***

**2007-R-**

***Approx.: 230.10 Acres(+/-)***

**Located at Beneva Road and Persimmon Hollow Road**

**Prop. Ref. No.:**

07-1N-27-0000-00109-0000

**Existing Zoning:**

AG (Agriculture District)

**Existing FLU:**

Agriculture

**Requested Zoning:**

P-2 (Active Park District)

**Requested FLU:**

Conservation/Recreation

**Prepared By:**

Merrill Parker Shaw, Inc.  
4928 N. Davis Highway  
Pensacola, Florida 32503

and

Garrett Consulting Services, Inc.  
1411 E. Lee Street  
Pensacola, FL 32503

August, 2007

## **NARRATIVE:**

The owner/developer of the referenced 230.10 acres (+/-) property proposes to develop an approximate 160 lot RV park. As such, the land will be rezoned to a P-2 (Active Park District) zoning district and the future land use amended to the Conservation/Recreation category. The referenced parcel is located at Beneva Road and Persimmon Hollow Road (see Attachments "A" and "G", Vicinity Map and Aerial Photograph, respectively).

The development will consist of roughly one (1) acre RV lots, private paved curbed streets, public sanitary sewage, public potable water and fire protection. The developer also intends to convert some of the lots to common recreational areas. At this time, the amenity package has not been finalized but will most likely include nature walks, picnic areas, club house(s), pool area and parks.

A preliminary plat and construction plans for the residential subdivision on this property, known as "The Preserve", was previously approved by County Staff and the Board of Commissioners and construction is nearing completion. Other than converting the maintenance responsibility from the County to private (Homeowners' Association) and changing the use to allow RV homes, there is not substantive change to the layout or design. As mentioned, some of the lots may be converted to common areas for recreational use. The neighborhood will likely be gated and access restricted.

With respect to concurrence, an RV park of this type should reduce all concurrency impacts below what is currently designed, permitted and under construction.

- by converting some lots to recreational uses, impacts will be directly reduced;
- An RV lot will generate less traffic than a residential home;
- RV lots will have less impervious area than a home making the current stormwater treatment and attenuation system more conservative; and,
- Both potable water and sanitary sewage impacts will be less than a permanent home.

Rezoning to a P-2 District and a future land use of conservation/recreation is essentially a down zoning to a more restrictive use with less impacts to the environment and concurrency issues such as traffic generation. Because infrastructure such as gravity sewage, roads and retention areas are being built to exceed county standards and public potable water/fire protection systems are nearly complete, this development will exceed the quality of the typical RV Park. Furthermore, because an Owners' Association will be established, the burden of maintaining the streets and ponds will fall on its' members and not Santa Rosa County.

It is the intent of this report to demonstrate this request for Future Land Use Map amendment is in accordance with the Santa Rosa County Comprehensive Plan and the infrastructure and levels of service necessary to support such a request are available. The FLU of the property to the South of the subject property is zoned industrial which makes the proposed amendment for the subject parcel accommodating for the area and feasible with the surrounding property.

Existing FLU Zoning Description of the Subject Property (see Attachment "B", Future Land Use Map): AG (Agriculture District) allows detached single-family residential structures and mobile

homes, accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

**Current Zoning Description:** The subject property is currently zoned AG (Agriculture District, see attachment "D", Current Zoning Map): The property is not being utilized as typical agricultural property.

**Requested Zoning Description:** P-2 (Active Park District); See Attachment E, Proposed Zoning)

**Current Land Use of Subject Property:** The subject property is currently wooded, barren and is currently under construction for development of "The Preserve" Subdivision, (see Attachments "F" and "G", Aerial Photograph and Existing Land Use Map, respectively).

**Proposed Land Use:** Conservation/Recreation (see Attachment "C", Proposed Future Land Use Map).

### **DESCRIPTION OF PROPERTY:**

The subject property is located North of I-10 in Santa Rosa County, South of Highway 90, off Persimmon Hollow Road, with entrance to the right off Persimmon Hollow Road, approximately 1.12 miles south of Highway 90, (see Attachments "A", Location Map) and contains approximately 230.10 acres (+/-). The subject property slopes from a high elevation of approximately 100 at the northeastern boundary to a low of approximately 10 on the south/southeastern boundary. Outfall from the site drains towards Ward Basin towards Black Water Bay which ultimately empties into tributaries leading to Escambia Bay.

### **CONSISTENCY WITH PROPOSED SANTA ROSA COUNTY 2000-2020 COMPREHENSIVE PLAN:**

The proposed development is consistent with the proposed Santa Rosa County 2000-2020 comprehensive plan future land use map (see attachment "B" Future Land Use Map). The development will be a compact land usage consistent with development patterns in the area. The property is a logical location for extension to the proposed category for the area in that infrastructure is in place to support it as well as being on the fringe of existing residential land uses which could support these types of community establishments.

### **SANITARY SEWER:**

City of Milton Utilities can provide sanitary sewer service for the area and the Developer has an existing FDEP Domestic Wastewater Permit (#0255561-002-DWC/CG), issued in conjunction with City of Milton's approval of the facilities and adequate capacity to accommodate and provide services to this development, see Attachment "N".

### **POTABLE WATER:**

East Milton Water System can provide potable water service for the area and the Developer has an existing FDEP Potable Water Permit (#0255561-003-DSGP/01), issued in conjunction with East Milton Water System's approval of the facilities and adequate capacity to accommodate and provide services to this development, see Attachment "O".

### **SOLID WASTE:**

Solid waste disposal services for this proposed development will be provided by private contract vendors. Detailed solid waste quantities for the development will be required to determine if concurrency requirements are met at the time of the proposed development. This will require approval by County staff prior to issuance of a Development Order. Adequate capacity is currently available in facilities operated by Santa Rosa County. With a current maximum capacity of 593 acres of landfill and approximately 84 acres filled, the County anticipates adequate solid waste capacity for at least the next 75 years. This proposed development will not adversely affect the adopted LOS standard. The following data was provided by Santa Rosa County Planning & Zoning:

<u>Year</u>	<u>Total Demand 6 ppc/d</u>	<u>Countywide Capacity</u>
2010	1,590 cy/d*	15.103 mc/y*
2020	1,958 cy/d*	9.303 mc/y*

\* cy/d = cubic yards per day

mc/y = millions of cubic yards

The data presented above shows that Santa Rosa County can accommodate the demand for solid waste disposal throughout the planning period.

### **DRAINAGE:**

Drainage of the proposed development will be accomplished via roadway curb & gutter, flumes, swales and stormwater retention ponds. The retention ponds are being designed and constructed to accommodate both attenuation and treatment requirements set forth in the Santa Rosa County LDC and Florida Statute 62-25 (Florida Department of Environmental Protection). In issuing the Construction Development Order, Santa Rosa County reviewed all construction drawings and design documents to insure that the drainage elements of the development are in adherence with all local and State criteria.

### **TRAFFIC:**

Please refer to Attachment "Q" for Traffic Analysis Report as it has been compiled by Garrett Consulting Services, Inc., a professional traffic consulting firm. This analysis indicates there is

an adequate service volume for the evaluated roadway segments through the planning time frame.

**PARKS, RECREATION AND OPEN SPACE:**

Information provided by the Santa Rosa County Planning & Zoning Department indicates that Santa Rosa County has adequate parks and open spaces to meet projected growth through 2010 and that the proposed development will not degrade the adopted level of service for parks, recreation and open space.

Maximum Demand: 3,542 acres  
Current: 245,967 acres

**CONSISTENCY WITH THE ADOPTED COMPREHENSIVE PLAN:**

The following pages address specific elements of the adopted Santa Rosa County Comprehensive Plan and appropriate sections of the Santa Rosa County Land Development Code. Review of the information presented on the following pages will demonstrate that this proposed amendment is consistent with the adopted Comprehensive Plan for Santa Rosa County.

**Policy 3.1.G.5(B):** Requested FLUM changes from an Agriculture Category to Conservation/Recreation Category shall consider “compatibility of the proposed plan of development with the surrounding areas, compatibility may be achieved through design”.

And

**Policy 3.1.G.5(C):** Requested FLUM changes from an Agriculture Category to Conservation/Recreation Category shall consider “whether or not the proposed amendment is located adjacent to areas already within such a category”.

Response: The subject property is surrounded by areas within the AG category, which are suited for this type development and proposed amendment. As Attachment “B”, Future Land Use Map shows, the subject property being amended to conservation/recreation will not affect any surrounding properties, and, this project is located in a logical location for expanding similar growth of this nature.

**Policy 3.1.G.5(D):** Requested FLUM changes from an Agriculture Category to a Conservation Recreation Category shall consider “The availability of adequate infrastructure, as described in Policy 3.1.G.6 below, and as provided through the County’s concurrency management system”.

Response: As described above adequate infrastructure such as roadways, water and sewer exists to support the proposed type of development. This request is, therefore, consistent with this policy.

**Policy 3.1.G.5(E):** Requested FLUM changes from an Agriculture Category to a Conservation/Recreation Category shall consider "the suitability of the proposed site for the proposed type of development".

Response: The predominant soil types found on the site are a mixture of Lakeland Sand (0-5%), Leon Sand (0-2%) and Troup Orangeburg Cowarts Complex (5-12%). These areas are characterized as having well-drained soils and are compatible mixtures. This type soil has very high potential for local roads and streets, dwellings without basements, low commercial buildings and shallow excavations. It has good potential for septic tank absorption and playgrounds but sodding or filling could be required. Any construction performed on this site will necessarily meet all local and State building criteria including soil and subsoil preparation requirements. Therefore, this request is, consistent with this policy. (See Attachment "J", Soils Map)

**Policy 3.1.E.6:** The County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year flood plain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.

Response: The entire property appears to be located within a FEMA Zone "X", areas of minimal flooding, as shown on National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 12113C0455G map, revised December 19, 2006 (see Attachment "P", Flood Map). The area adjacent to the subject property is also located within Zone "X", areas of minimal flooding. This request is, therefore, consistent with this policy.

**Policy 3.1.G.4:** No future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA.

Response: The proposed development, by design, will promote development of an RV Park nature. In addition, the proposed development is located within close proximity to areas would benefit from such a development because of the lesser impacts this type of development would impose; therefore, this request is consistent with this policy and urban sprawl is not an issue.

**Policy 5.1.C.8:** The County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use, and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.

Response: The surrounding area contains multiple agriculture and residential land use categories. The subject property is located amongst areas that support "like kind usage" and is the logical and ideal location for this type of growth. The request is, therefore, consistent with this policy (see Attachment "F", Existing Land Use Map).

**Policy 8.1.A.2:** The land use categories shown on the Future Land Use Maps take into consideration the compatibility of development with natural resources. In reviewing requests for amendments to the Future Land Use Map, the County will consider the impact of the request on environmentally sensitive land uses and will direct incompatible land uses away from such areas. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those that would necessarily result in greater impact to on-site environmentally sensitive lands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of environmentally sensitive lands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

Response: The National Wetlands Inventory Map (see Attachment “M”, Potential Wetlands) indicates the subject parcel is considered uplands with moderate wetland locations on site at the south and southeastern boundary; however, this is a large parcel of land and development took these wetlands into consideration in planning, design, permitting and construction. The design of any development can easily accommodate non-impact to these wetlands. Therefore, the proposed development would not result in impacts to any isolated wetlands than would occur under the current FLUM designation. This request is therefore, consistent with this policy.

The Florida Department of Environmental Protection indicates that the subject property consists of croplands and pasturelands with scattered wetland scrub shrubs along the southerly/southeasterly boundaries of the property (see Attachment “L”, Vegetative Cover). These vegetative species are consistent with properties in this area. This request is, therefore, consistent with this policy.

The Florida Fish and Wildlife Conservation Commission indicate there are no strategic habitats located on this site (see Attachment “K”, Strategic Habitat Map). The subject property was evaluated by an experienced biologist for endangered species habitat prior to any development. Based on the maps provided and records that we are aware of, there were none and there are no potential environmental issues which would be prohibitive for development of this property.

The Florida Fish and Wildlife Conservation Commission indicates the predominant habitat and land cover on this site range from barren to shrubs and brushland, grasslands and scattered wet prairies, (see Attachment “I”, Habitat and Land Cover Map).

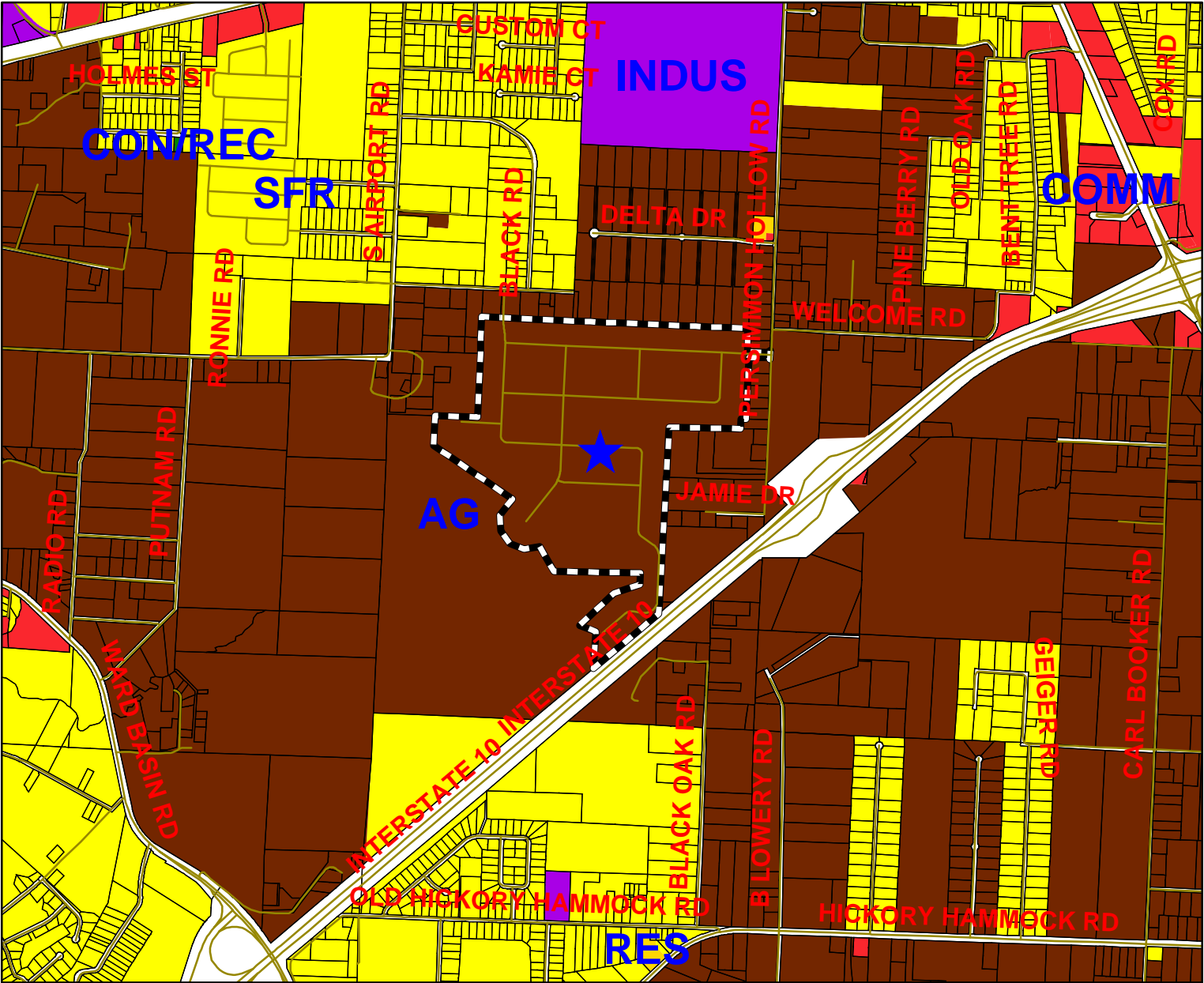
The Florida Fish and Wildlife Conservation Commission indicates there are no focal species, reported, recorded or observed, throughout the parcel, (see Attachment “H”, Biodiversity Hot Spots Map).

## **SUPPORTING DOCUMENTS**

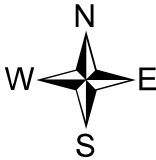
Attachment "A"	-	Location Map
Attachment "B"	-	Future Land Use Map
Attachment "C"	-	Proposed Future Land Use Map
Attachment "D"	-	Current Zoning Map
Attachment "E"	-	Proposed Zoning Map
Attachment "F"	-	Existing Land Use Map
Attachment "G"	-	Aerial View Map
Attachment "H"	-	Biodiversity Hot Spots Map
Attachment "I"	-	Habitat and Land Cover Map
Attachment "J"	-	Soils Map
Attachment "K"	-	Strategic Habitat Map
Attachment "L"	-	Vegetative Cover Map
Attachment "M"	-	Potential Wetlands Map
Attachment "N"	-	City of Milton Utilities Sanitary Sewer Availability Letter (through FDEP Permit #0255561-002-DWC/CG)
Attachment "O"	-	East Milton Water System Potable Water Availability Letter (through FDEP Permit #0255561-003-DSGP/01)
Attachment "P"	-	National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 12113C0455G, revised December 19, 2006
Attachment "Q"	-	Traffic Analysis Report



Future Land Use Map



1 inch equals 2,000 feet



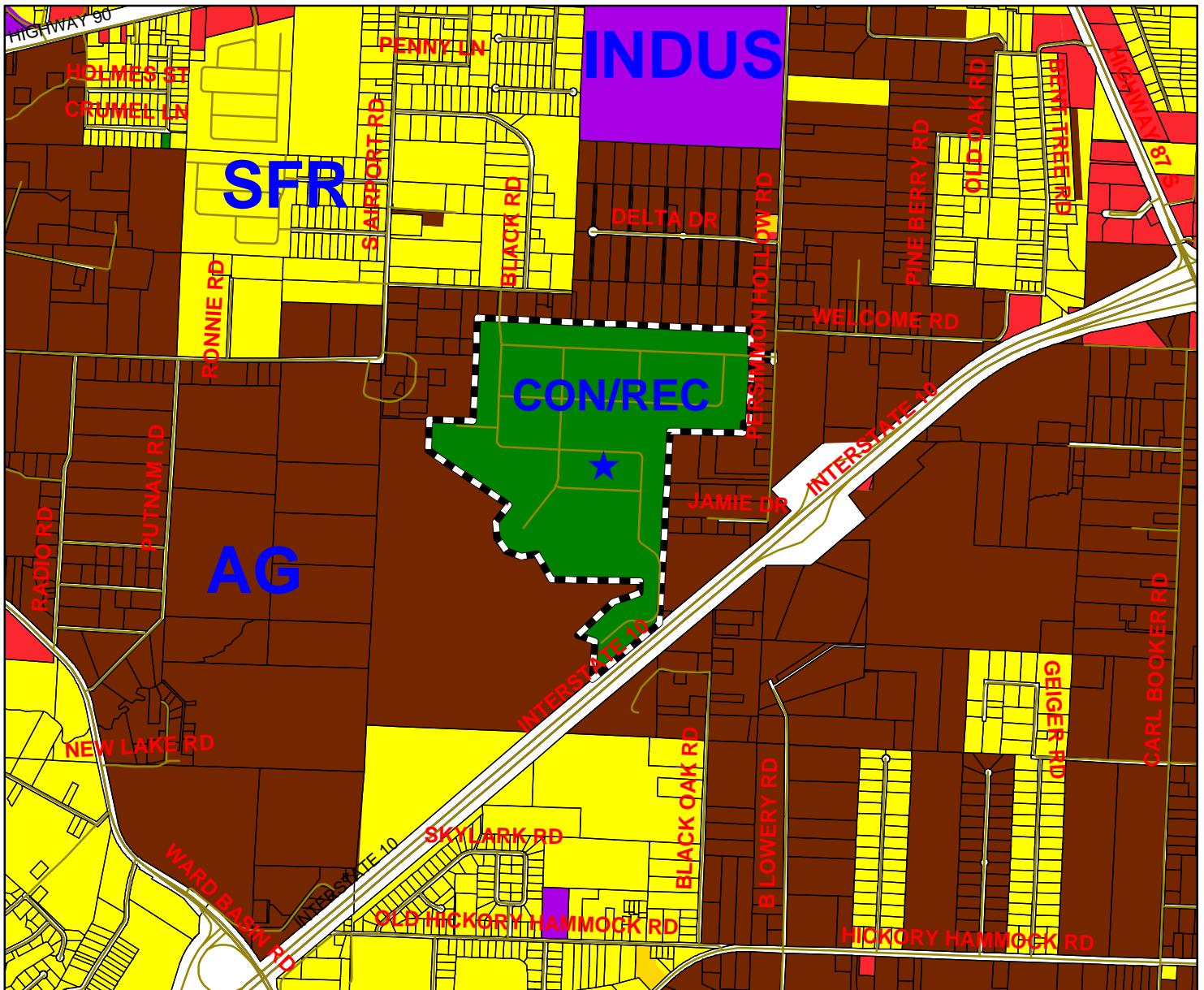
Legend

- Streets
- Bay\_Pointe\_Homes\_LSA
- Parcels
- FLUM**
  - AGRICULTURE (AG)
  - SINGLE FAMILY RESIDENTIAL (SFR)
  - MEDIUM DENSITY RESIDENTIAL
  - RESIDENTIAL (RES)
  - COMMERCIAL (COMM)
  - CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED RESIDENTIAL COMMERCIAL (MRC)
- NAVARRE BEACH COMMERCIAL (NBCOMM)
- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
- NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
- NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
- NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)
- NAVARRE BEACH UTILITIES (NBU)
- CITY
- RAIL
- WATER

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# Proposed Future Land Use

Attachment C



1 inch equals 2,000 feet



## Legend

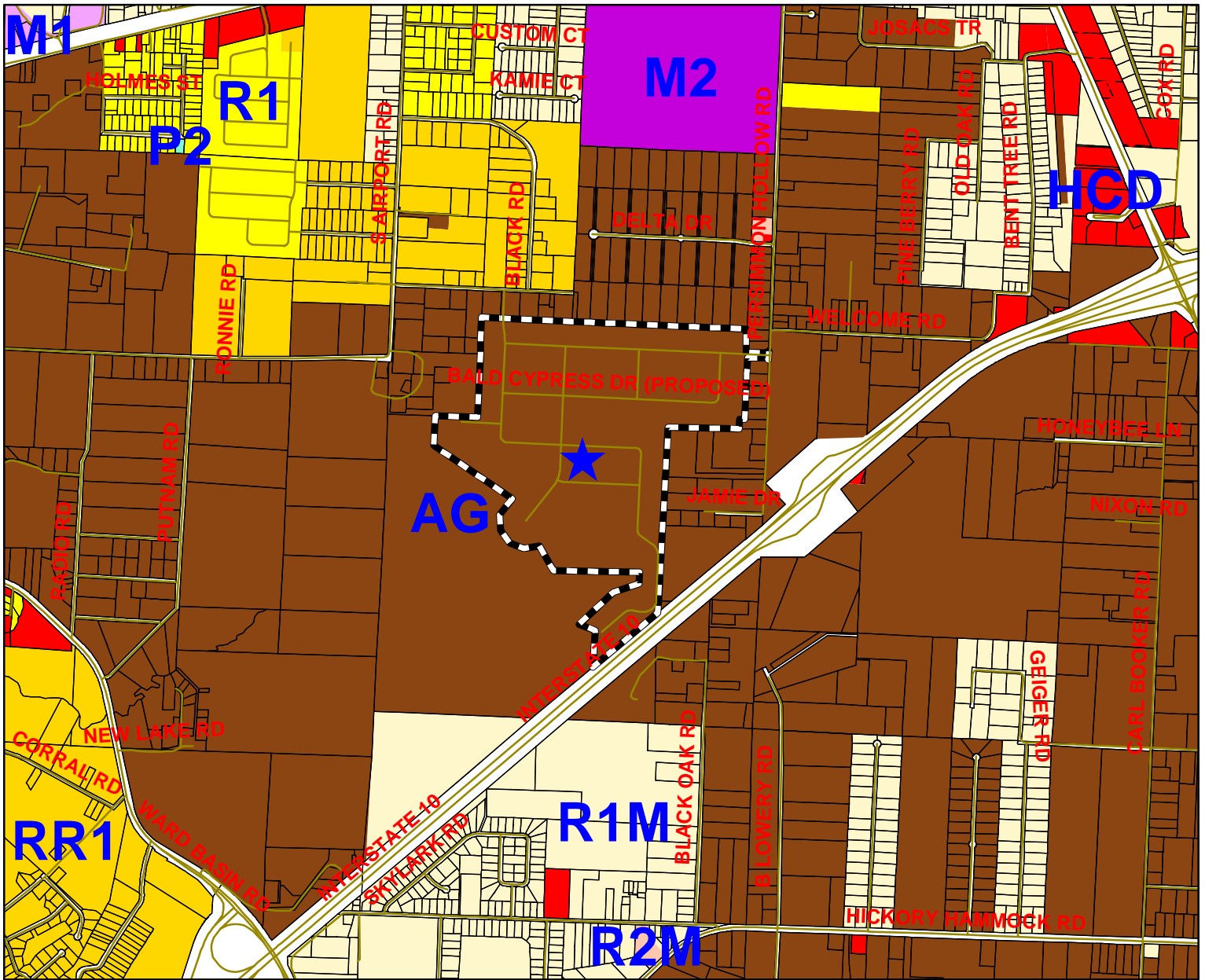
Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Main Roads	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Bay_Pointe_Homes_LSA	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
<b>FLUM</b>	INDUSTRIAL (INDUS)	NAVARRE BEACH UTILITIES (NBU)
AGRICULTURE (AG)	MARINA (MARINA)	CITY
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	RAIL
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	WATER
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBCOMM)	
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	

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# Current Zoning Map

Attachment D



1 inch equals 2,000 feet



## Legend

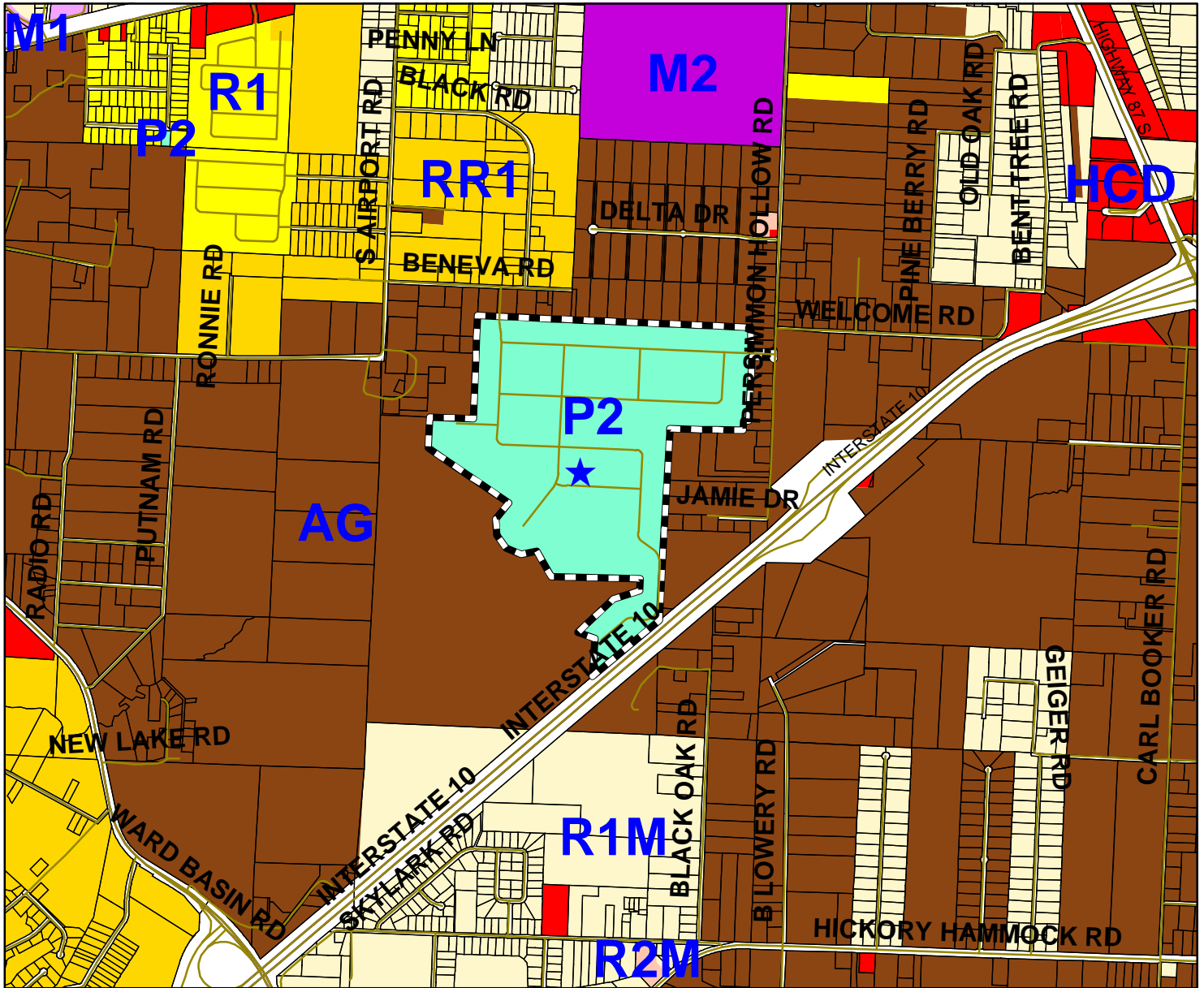
Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Bay_Pointe_Homes_LSA	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Proposed Zoning

Attachment E



1 inch equals 2,000 feet



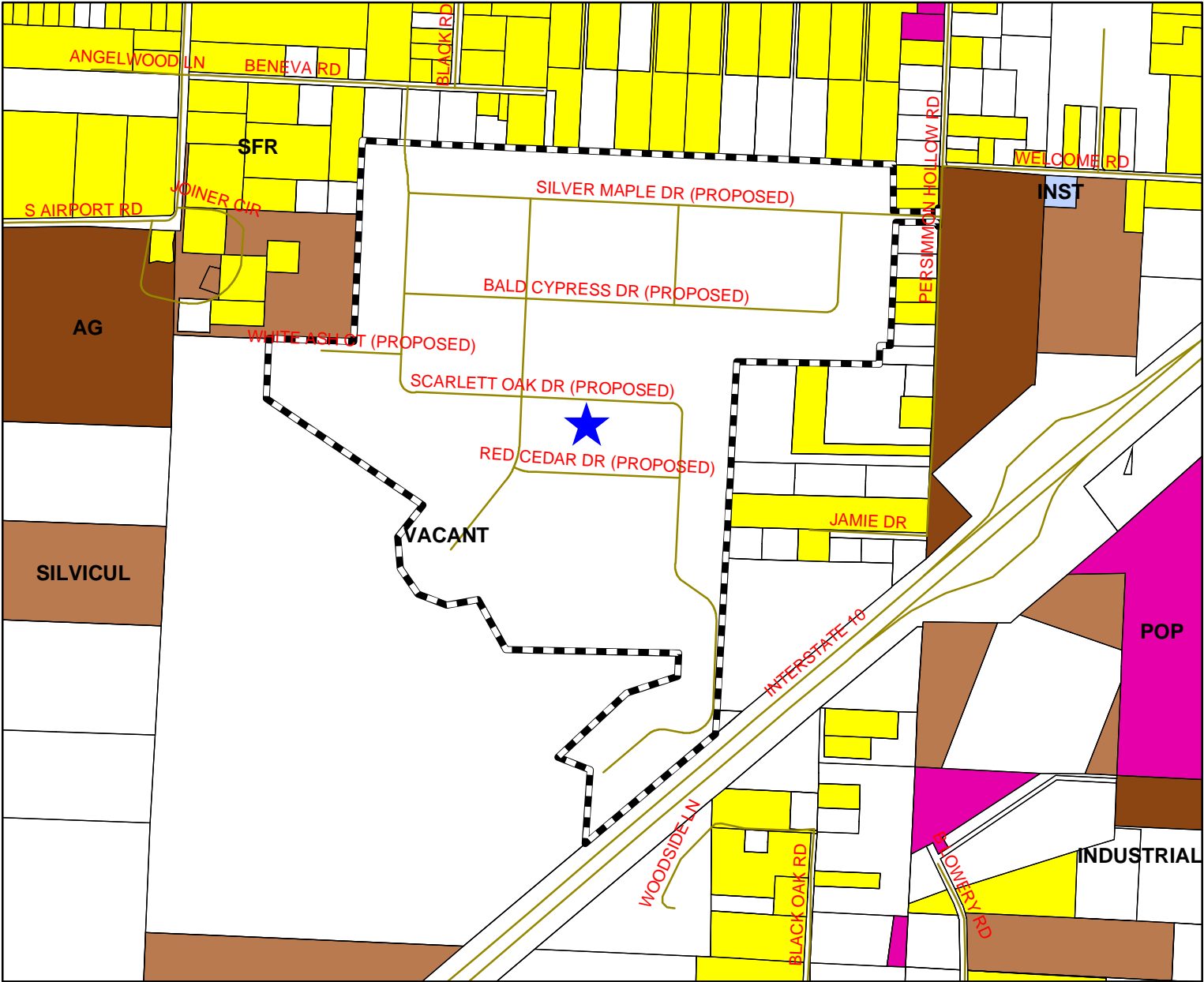
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Main Roads	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Bay_Points_Homes_LSA	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Parcels	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
<b>Zoning District</b>			
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Existing Land Use Map



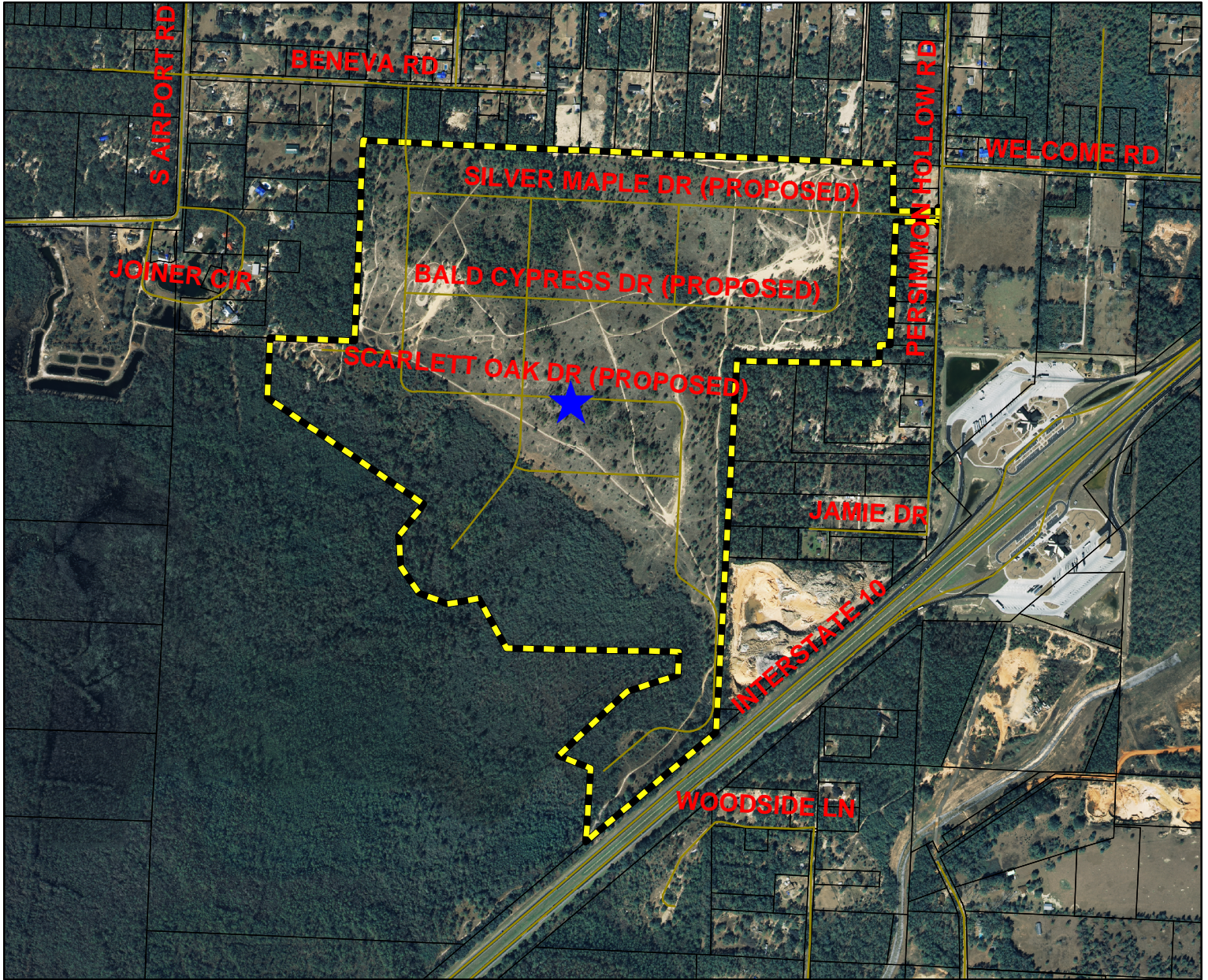
1 inch equals 1,000 feet



## Legend

Streets	City	Recreation/Open Space
Bay_Pointe_Homes_LSA	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
<b>ELUM</b>	Military	Silviculture
<b>CATEGORY</b>	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	




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1 inch equals 1,000 feet



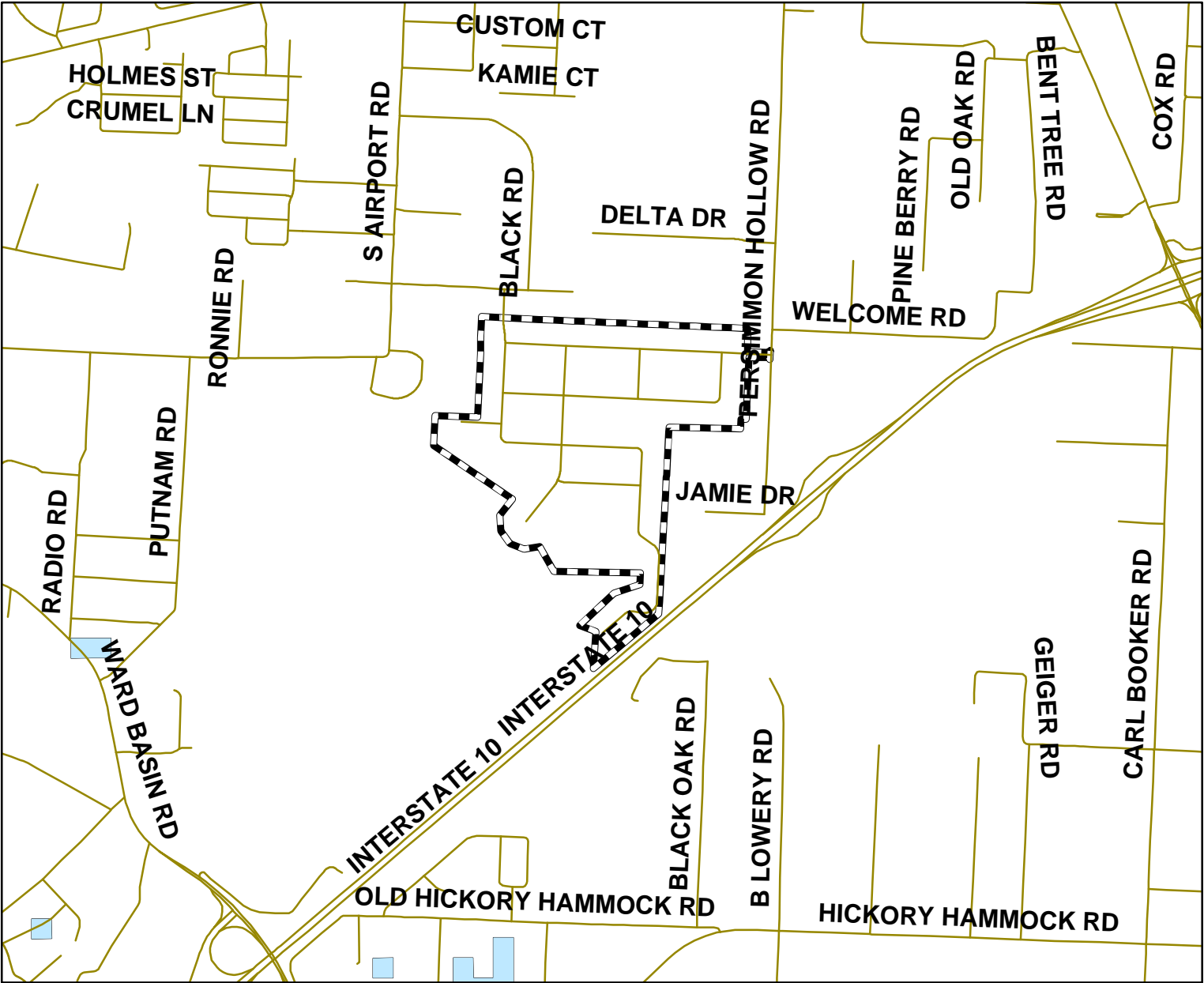
## Legend

-  Streets
-  Bay\_Pointe\_Homes\_LSA
-  Parcels

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Biodiversity Hotspots



1 inch equals 2,000 feet



Legend

- Streets
- Bay Pointe Homes\_LSA

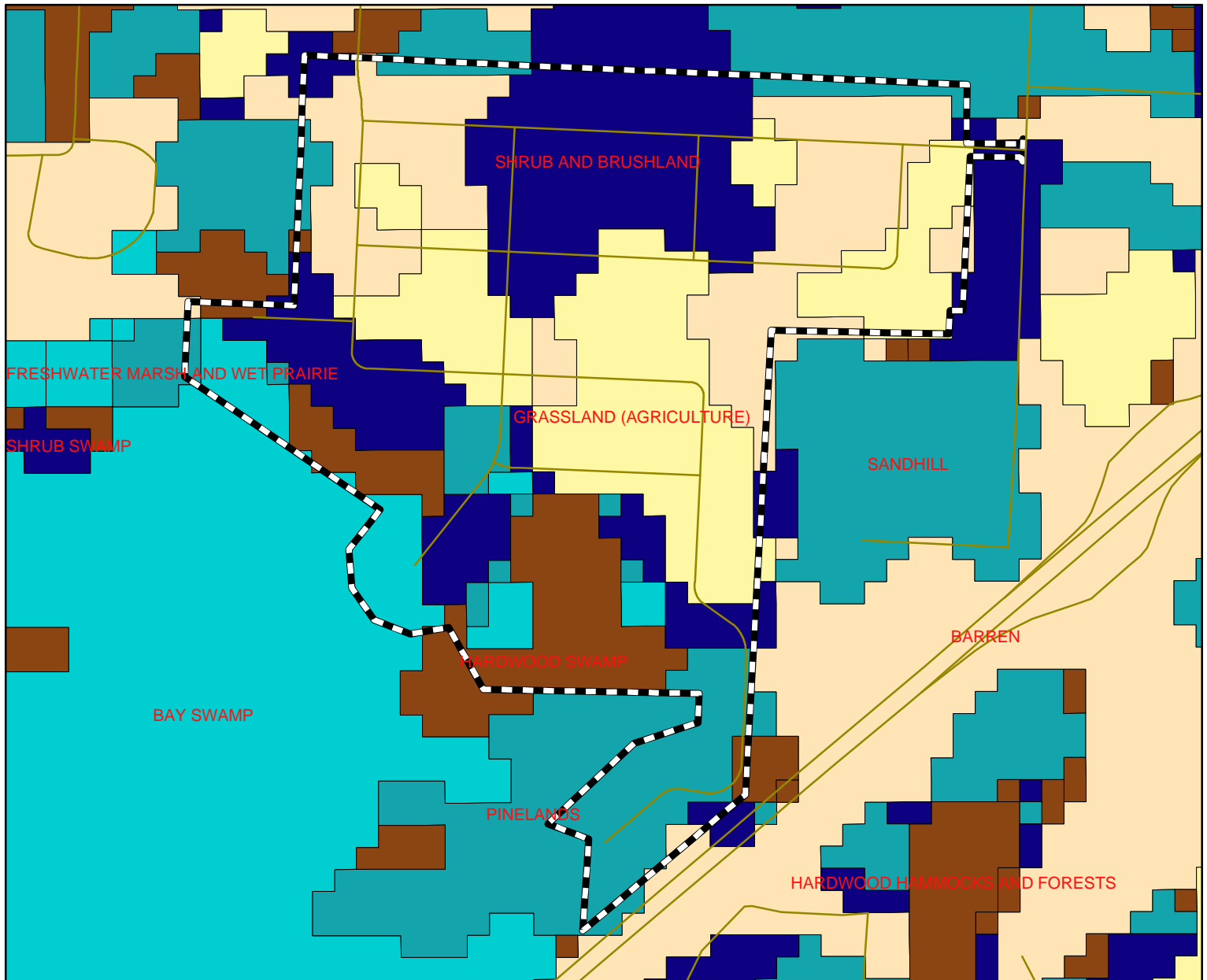
Biodiversity Hotspots

- 3-4 FOCAL SPECIES
- 5-6 FOCAL SPECIES
- 7 OR MORE FOCAL SPECIES
- SPECIES OCCURRENCE RECORD
- Water Bodies
- No Focal Species

TextDisclaimer:  
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# Habitat and Landcover

Attachment I



1 inch equals 800 feet



## Legend

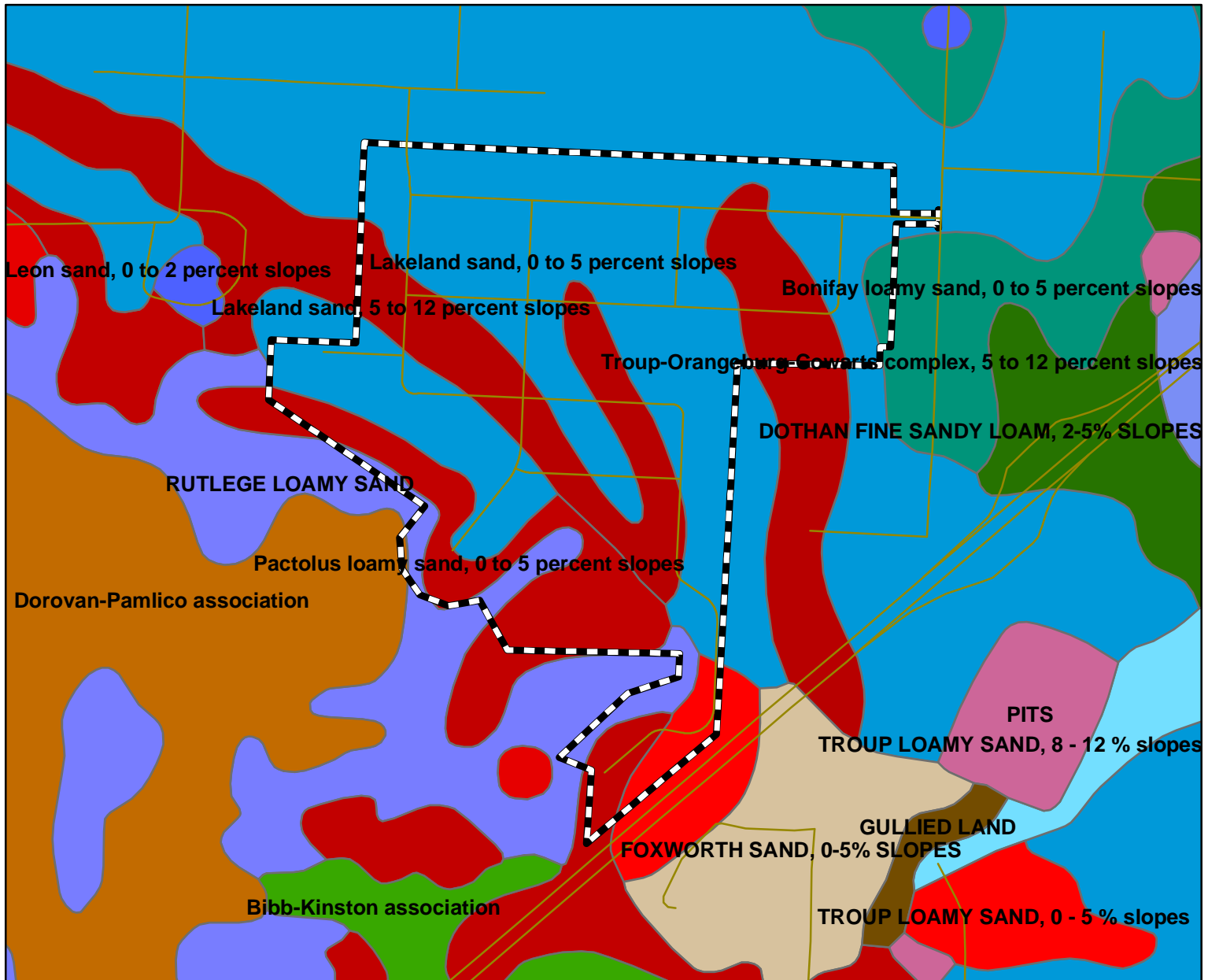
Streets	CYPRESS SWAMP	PINELANDS
Bay_Pointe_Homes_LSA	FRESHWATER MARSH AND WET PRAIRIE	SAND PINE SCRUB
BARREN	GRASSLAND (AGRICULTURE)	SANDHILL
BAY SWAMP	HARDWOOD HAMMOCKS AND FORESTS	SHRUB AND BRUSHLAND
BOTTOMLAND HARDWOODS	HARDWOOD SWAMP	SHRUB SWAMP
COASTAL SALT MARSH	MIXED HARDWOOD-PINE FORESTS	XERIC OAK SCRUB
COASTAL STRAND	OPEN WATER	

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# Soils Map

Attachment J



1 inch equals 1,000 feet



## Legend

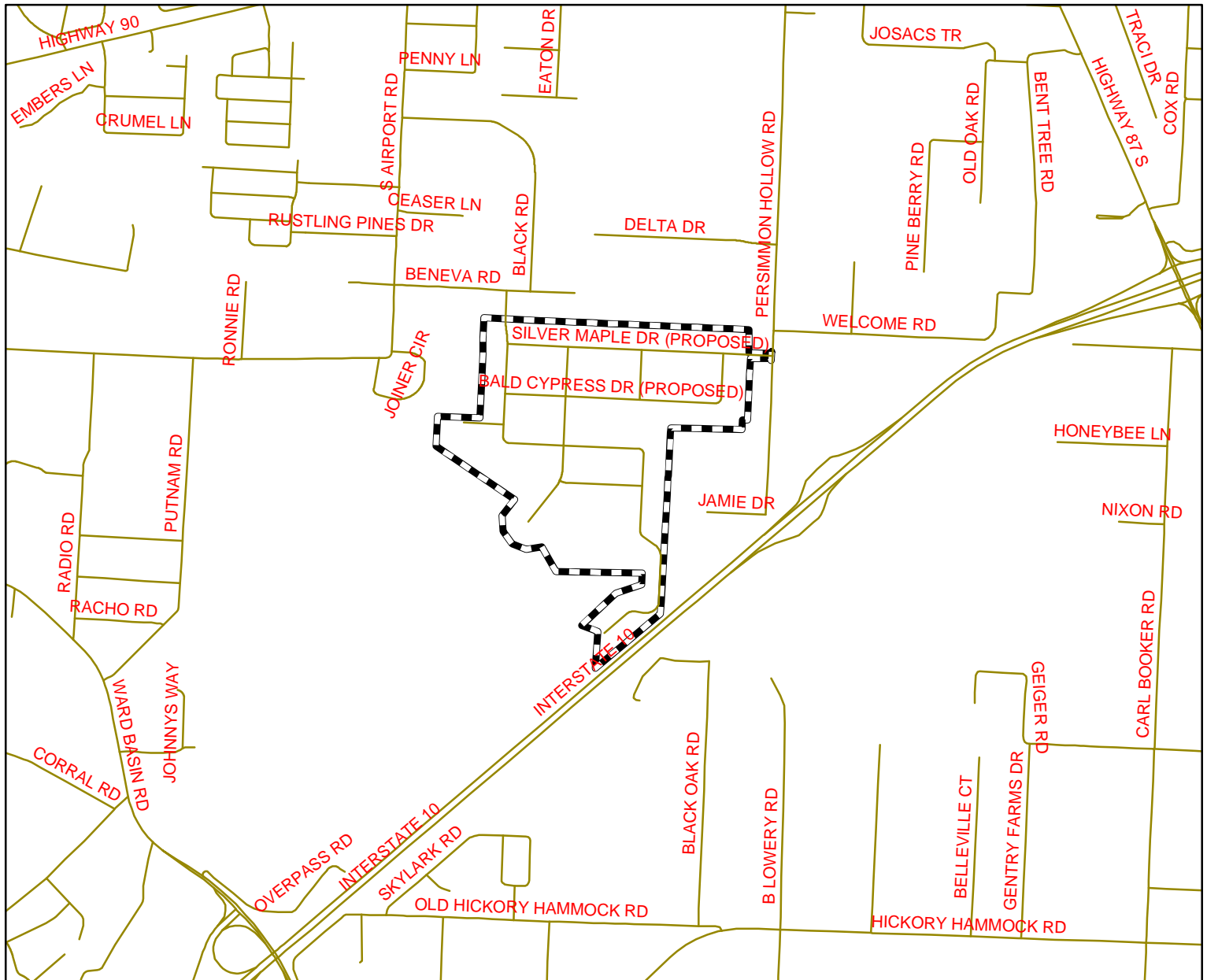
Streets	DOTHAN FINE SANDY LOAM, 2-5% SLOPES	LAKELAND SAND, 5-12% SLOPES	RAINS FINE SANDY LOAM
Bay_Pointe_Homes_LSA	DOTHAN FINE SANDY LOAM, 5-8% SLOPES	LEON SAND, 0-2% SLOPES	RED BAY SANDY LOAM, 0-2% SLOPES
Soils	ESCAMBIA FINE SANDY LOAM, 0-2% SLOPES	LUCY LOAMY SAND, 0-5% SLOPES	RED BAY SANDY LOAM, 2-5% SLOPES
<all other values>	ESTO LOAM, 0-2% SLOPES	LUCY LOAMY SAND, 5-8% SLOPES	RUTLEGE LOAMY SAND
<b>LEGENDNAME</b>	ESTO LOAM, 5-8% SLOPES	LYNCHBURG FINE SANDY LOAM	TIFTON SANDY LOAM, 0-2% SLOPES
ALBANY LOAMY SAND, 0-5% SLOPES	FUQUAY LOAMY SAND, 0-5% SLOPES	MAXTON LOAMY FINE SAND, 2-5% SLOPES	TIFTON SANDY LOAM, 2-5% SLOPES
ANGIE VARIANT LOAM	FUQUAY LOAMY SAND, 5-8% SLOPES	MEADOWBROOK FINE SAND	TIFTON SANDY LOAM, 5-8% SLOPES
ARENTS, MODERATELY WET	GARCON LOAMY FINE SAND	MULAT LOAMY FINE SAND	TROUP LOAMY SAND, 0-5% SLOPES
BEACHES	GOLDHEAD FINE SAND	NEWHAN-COROLLA COMPLEX, ROLLING	TROUP LOAMY SAND, 5-8% SLOPES
BIBB-KINSTON ASSOCIATION	GULLIED LAND	ORANGEBURG SANDY LOAM, 0-2% SLOPES	TROUP LOAMY SAND, 8-12% SLOPES
BOHICKET-HANDSBORO	JOHNS FINE SANDY LOAM	ORANGEBURG SANDY LOAM, 2-5% SLOPES	TROUP-ORANGEBURG-COWARTS, 5-12% SLOPES
BONIFAY LOAMY SAND, 0-5% SLOPES	KALMIA LOAMY FINE SAND, 2-5% SLOPES	ORANGEBURG SANDY LOAM, 5-8% SLOPES	URBAN LAND
CHEWACLA-WAHEE-RIVERVIEW ASSOCIATION	KUREB SAND, 0-8% SLOPES	ORTEGA SAND, 0-5% SLOPES	WATER
COROLLA-DUCKSTON SANDS, GENTLY UNDULATING, FLOODED	LAKELAND SAND, 0-5% SLOPES	PACTOLUS LOAMY SAND, 0-5% SLOPES	
DOROVAN-PAMLICO	LAKELAND SAND, 12-30% SLOPES	PICKNEY LOAMY SAND	
DOTHAN FINE SANDY LOAM, 0-2% SLOPES		PITS	

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# Strategic Habitat

Attachment K



1 inch equals 2,000 feet



## Legend

Streets

Bay\_Pointe\_Homes\_LSA

## StrategicHabitat

Strategic Habitat Conservation

Water Bodies

Existing Conservation Land

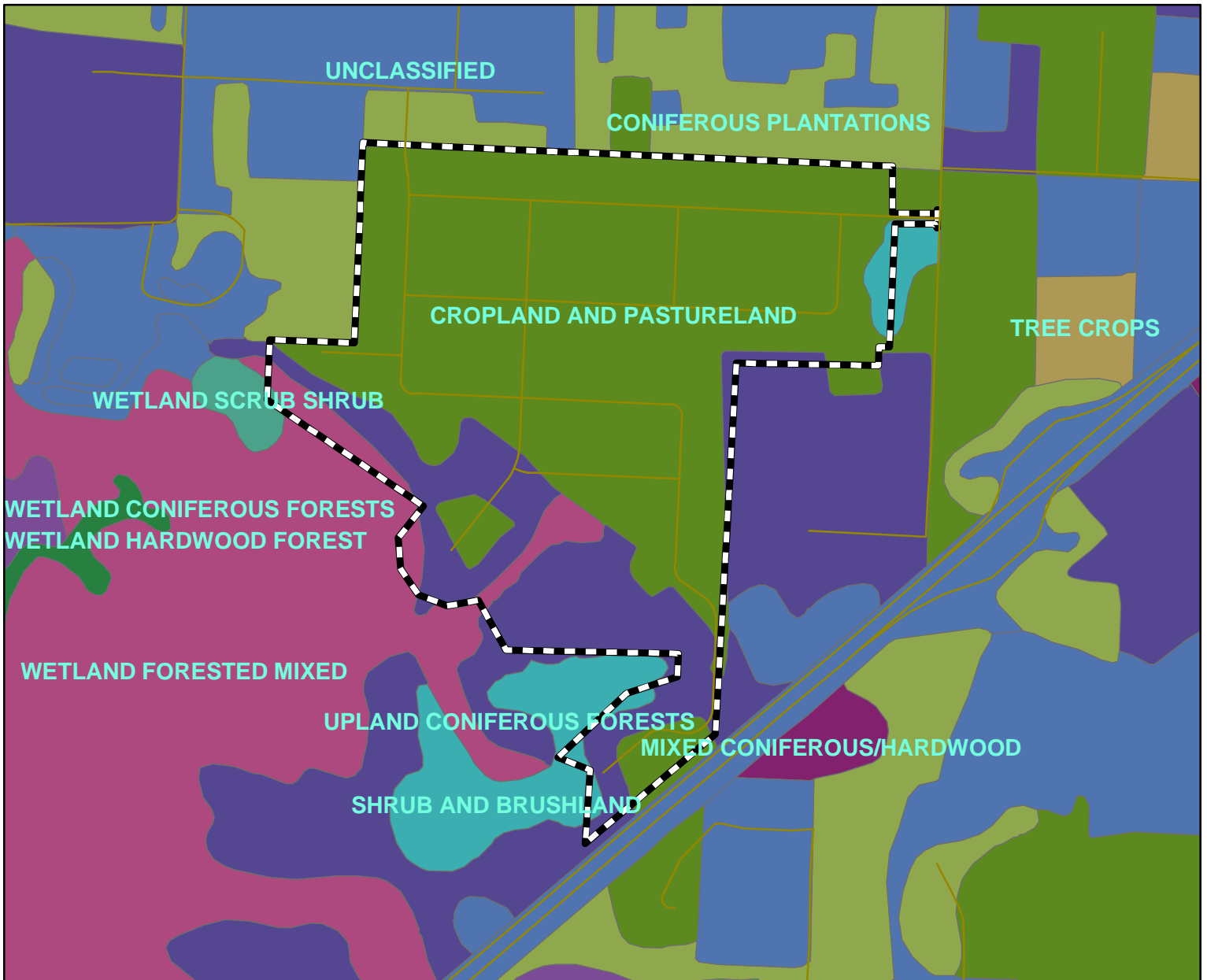
Non-Habitat/Conservation Area

### TextDisclaimer:

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# Vegetative Cover

Attachment L



1 inch equals 1,000 feet

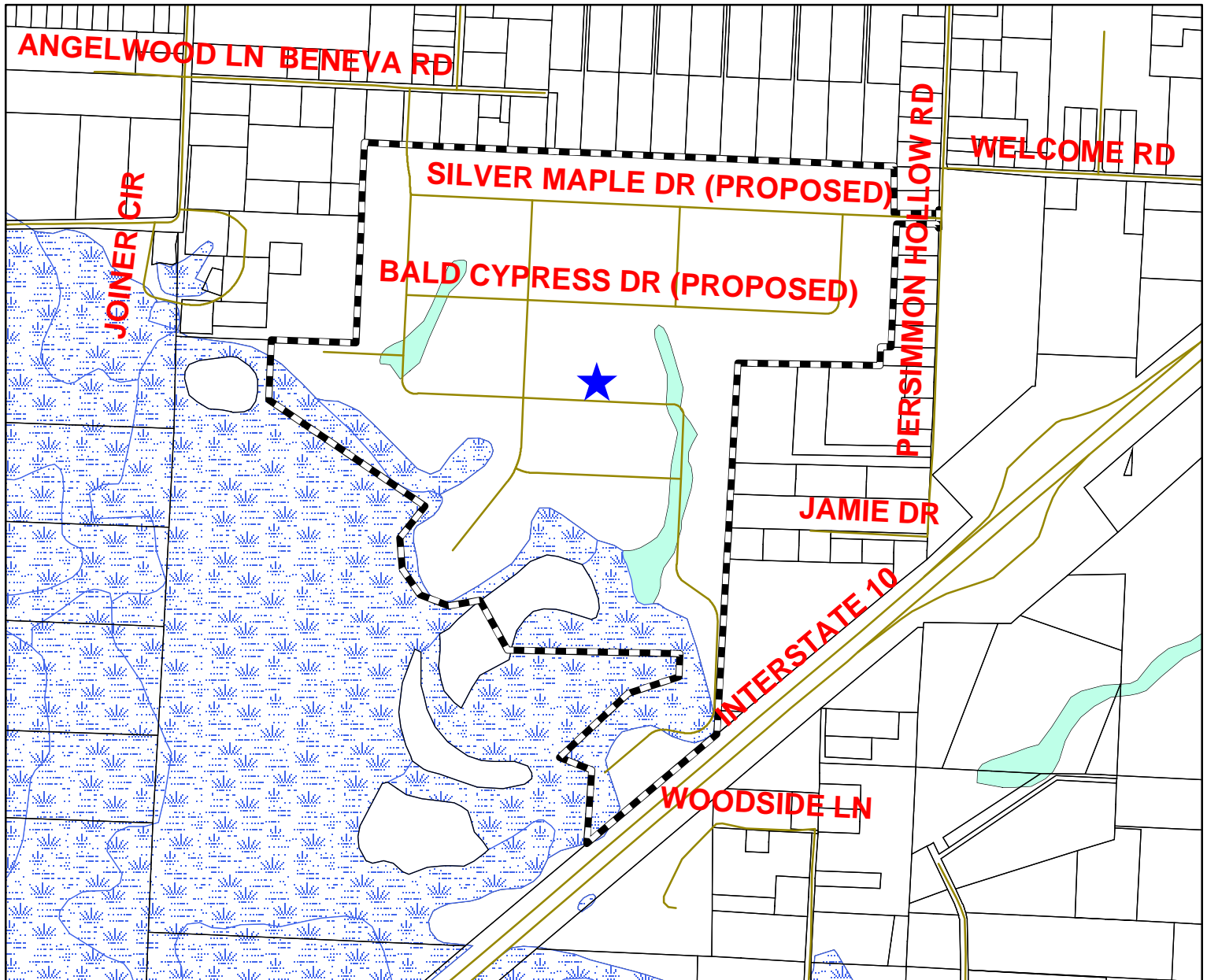


## Legend

Streets	EMBAYMENTS NOT OPENING DIRECTLY INTO THE GULF	OUTSIDE STUDY AREA	TREE PLANTATIONS
Bay_Pointe_Homes_LSA	EMBAYMENTS OPENING DIRECTLY INTO THE GULF	RESERVOIRS	UNCLASSIFIED
gisdata.GISADMIN.VegetativeCommunities	EMERGENT AQUATIC VEGETATION	RIVERINE SANDBARS	UPLAND CONIFEROUS FORESTS
ATLANTIC WHITE CEDAR	FOREST REGENERATION AREAS	SALTWATER MARSHES	UPLAND HARDWOOD FORESTS
BAY SWAMPS	FRESHWATER MARSHES	SAND OTHER THAN BEACHES	VEGETATED NON-FORESTED WETLANDS
BEACHES	GUM SWAMPS	SAND PINES	WETLAND CONIFEROUS FORESTS
BURNED AREAS	INLAND PONDS AND SLOUGHS	SHRUB AND BRUSHLAND	WETLAND FORESTED MIXED
COASTAL SCRUB	INTERMITTENT PONDS	SLOUGH WATERS	WETLAND HARDWOOD FOREST
CONIFEROUS PLANTATIONS	LAKES	STREAM AND LAKE SWAMPS	WETLAND HARDWOOD FORESTS
CROPLAND AND PASTURELAND	MIXED CONIFEROUS/HARDWOOD	STREAMS AND WATERWAYS	WETLAND SCRUB SHRUB
CYPRESS	MIXED RANGELAND	TIDAL FLATS	
DISTURBED LAND	OTHER OPEN LANDS (RURAL)	TREE CROPS	

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1 inch equals 1,000 feet



## Legend

- Streets
- Bay Pointe Homes LSA
- Parcels
- Wetlands**
- Uplands
- Estuarine
- Lacustrine
- Palustrine
- Riverine
- Marine
- No Data

### TextDisclaimer:

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Jeb Bush  
Governor

# Department of Environmental Protection

Northwest District  
160 Governmental Center  
Pensacola, Florida 32502-5794

Colleen M. Castille  
Secretary

November 4, 2005

**SENT VIA E-MAIL**

floridapruitt@bellsouth.net

**PERMITTEE:**

Blackwater Development, LLC  
by: Gary Pruitt  
Managing Partner  
2726 Edgewood Drive  
Navarre, Florida 32566

**PERMIT NUMBER:**

0255561-002-DWC/CG

**EXPIRATION DATE:**

November 3, 2010

**COUNTY:**

Santa Rosa

**PROJECT:**

The Preserve

**CONNECTED TO:**

Milton WWTP

Dear Mr. Pruitt:

This letter acknowledges receipt on October 11, 2005, of your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System for the subject project.

**DESCRIPTION OF PROJECT:** Approximately 16,700 LF of 8" gravity sanitary sewer, fifty-six manholes, a three duplex lift station and 1,425 LF of 4" force main, 12,800 LF of 8" force main and 400 LF of 12" force main. Located south of Beneva Road and west of Persimmon Hollow Road, east of Milton.

This is to advise you that the Department does not object to your use of such General Permit. Please note, the attached requirements apply to your use of this General Permit for constructing the proposed domestic wastewater collection/transmission system.

You are further advised that the construction activity must conform to the description contained in your Notification/Application for Constructing a Domestic Wastewater Collection/Transmission System and that any deviation will subject the permittee to enforcement action and possible penalties.

When referring to this project, please use the project name and file number indicated above. If you have any questions, feel free to contact me at (850) 595-8300, extension 1185.

Sincerely,

Armando I. Sarasua, P.E.  
Permitting Engineer  
Domestic Wastewater Permitting

Attach: REQUIREMENTS FOR USE OF THE GENERAL PERMIT FOR DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEMS

Copy to: Santa Rosa County Health Department (anne\_anderson@doh.state.fl.us)  
Donna S. Adams, City of Milton (citymanager@ci.milton.fl.us)  
William J. Stubstad, Planning & Development Department (planning@ci.milton.fl.us)  
Kenneth C. Horne, P.E., Kenneth C. Horne & Associates, Inc. (ken@kh-a.com)

o:\armando\aispermits\SantaRosa\GenPerms\ThePreserve\ThePreserveCSLSFM002GPAcept.doc

"More Protection, Less Process"

**REQUIREMENTS FOR USE OF THE GENERAL PERMIT FOR DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEMS:**

1. This general permit is subject to the general permit conditions of Rule 62-4.540, F.A.C., as applicable. This rule is available at the Department's Internet site at:  
<http://www.dep.state.fl.us/water/wastewater/rules.htm#domestic> [62-4.540, 5-1-03].
2. This general permit does not relieve the permittee of the responsibility for obtaining a dredge and fill permit where it is required. [62-604.600(6)(b)1, 11-6-03]
3. This general permit can not be revised, except to transfer the permit. [62-604.600(6)(b)2, 11-6-03]
4. Upon completion of construction of the collection/transmission system project, and before placing the facilities into operation for any purpose other than testing for leaks or testing equipment operation, the permittee shall submit to the Department's Office that processed the permit, Form 62-604.300(8)(b), Request for Approval to Place a Domestic Wastewater Collection/Transmission System into Operation. This form is available at the Department's Internet site at:  
<http://www.dep.state.fl.us/water/wastewater/forms.htm> [62-604.700(2), 11-6-03]
5. The new or modified collection/transmission facilities shall not be placed into service until the Department clears the project for use. [62-604.700(3), 11-6-03]
6. Abnormal events shall be reported to the Department in accordance with Rule 62-604.550, F.A.C. For unauthorized spills of wastewater in excess of 1000 gallons per incident, or where information indicates that public health or the environment may be endangered, oral reports shall be provided to the STATE WARNING POINT TOLL FREE NUMBER (800) 320-0519 as soon as practical, but no later than 24 hours from the time the permittee or other designee becomes aware of the circumstances. Unauthorized releases or spills less than 1000 gallons per incident are to be reported orally to the Department within 24 hours from the time the permittee, or other designee becomes aware of the circumstances. [62-604.550, 11-6-03]



Jeb Bush  
Governor

## Department of Environmental Protection

Northwest District  
160 Governmental Center  
Pensacola, Florida 32502-5794

Colleen M. Castille  
Secretary

November 17, 2005

**SENT VIA EMAIL**

(dgpruitt@bellsouth.net)

Mr. Gary Pruitt, Managing Partner  
Blackwater Development, LLC  
2726 Edgewood Drive  
Navarre, Florida 32566

Dear Mr. Pruitt:

This is in response to your Notification of Use of General Permit for The Preserve Subdivision, notice number 0255561-003-DSGP/01.

The Department has reviewed your notice of intent to use a general permit as provided in Florida Administrative Code 62.555.540 to construct an extension to the East Milton Water (PWS ID No. 1570232) potable water distribution system to serve the project in Santa Rosa County, and does not object to your use of such general permit.

Please be advised that you are required to abide by all conditions in Florida Administrative Code Rules 62-4.510 through 62-4.540, the general requirements for general permits. The permit will expire five years from the date of this letter.

If you have any questions, please contact John Pope at (850) 595-8300 extension 1145, facsimile number (850) 595-8393 (or e-mail to john.pope@dep.state.fl.us).

Sincerely,

David P. Morres, P.E.  
Program Administrator  
Water Facilities

DPM:mp

Enclosure: Instructions for Clearance of a Permit

cc: Kenneth C. Horne, P.E. (inf0@kh-a.com)

Earl "Dink" Helms, Operations Manager (emus@bellsouth.net)

# **A Civil Penalty May Be Incurred**

**if this project is placed into use before obtaining a clearance from this office.**

To obtain a clearance from this office, the following items must be submitted to the Department:

## **1) Clearance Form**

Submission of a fully completed Department of Environmental Protection (DEP) Form 62-555.900(9) "*Certification of Construction Completion and Request for a Letter of Clearance to Place a Public Drinking Water Facility into Service.*"

## **2) Record Drawings**

**If significant deviations were made after issuance of the permit**, one set of "record drawings" signed, sealed, and dated by the engineer of record or the system's professional engineer must accompany the request. In case of water distribution systems or water mains extensions, sample points must be identified on the drawings for bacteriological clearance testing and should correspond to bacteriological analysis reports.

## **3) Bacteriological Results**

Copies of satisfactory bacteriological analysis (a.k.a. Main Clearance), taken from locations within the distribution system or water main extension to be cleared, in accordance with Rules 62-555.315 (6), 62-555.340 and 62-555.330, F.A.C. and American Water Works Association (AWWA) Standard C 651-92 as follows:

- *Connection point to an existing system and the endpoint of the proposed addition;*
- *Any water lines branching off a main extension;*
- *Every 1,200 feet on straight run of pipe.*
- *Each location shall be sampled on two consecutive days with sample points and chlorine residual reading **clearly indicated** on the report and/or drawings.*
- *Bacteriological sample results will be considered unacceptable if the tests were completed more than 60 days before the Department receives the results.*

## **4) Pressure Test Results**

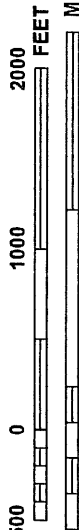
Copy of satisfactory pressure test results demonstrating compliance with AWWA Standard C600 (latest addition).

### **For further clarification contact:**

Kathryn Lee at (850) 595-8300 extension 1141  
FAX No. (850) 595-8417,  
Internet E-mail: [kathryn.lee@dep.state.fl.us](mailto:kathryn.lee@dep.state.fl.us) and/or at:  
160 Governmental Center  
Pensacola, Florida, 32502-5794  
Internet Address: <http://www.myflorida.com>



MAP SCALE 1" = 1000'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0455G

**FIRM**  
FLOOD INSURANCE RATE MAP  
SANTA ROSA COUNTY,  
FLORIDA  
AND INCORPORATED AREAS  
PANEL 455 OF 657

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	120274	0455	G
SANTA ROSA COUNTY			

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
12113C0455G

EFFECTIVE DATE  
DECEMBER 19, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

**BAY POINTE HOMES CORP PROPERTY**  
**Milton, FL**

**TRAFFIC SECTION**  
**of**  
**FUTURE LAND USE AMENDMENT**

Prepared for:  
Merrill Parker Shaw, Inc.  
4928 N. Davis Hwy  
Pensacola, FL 32503  
850.478.4923

PREPARED BY:



**G A R R E T T**  
**C O N S U L T I N G S E R V I C E S , I N C .**

707 E. CERVANTES ST., SUITE B-256, PENSACOLA, FL 32501

EMAIL: [Vikki@GarrettConsulting.biz](mailto:Vikki@GarrettConsulting.biz)

850.438.6469

WEBSITE: [www.GarrettConsulting.biz](http://www.GarrettConsulting.biz)

*August 24, 2007*

**BAY POINTE HOMES CORP PROPERTY  
Future Land Use Amendment**

**INTRODUCTION**

This is a request to change the zoning district from Agriculture (AG) to P2 (Park District / Active) and the existing future land use from AG to Conservation/Recreation.

**Parcel Identification Number**

The parcel identification number for the subject property is: 07-1N-27-0000-00109-0000.

**Location**

The subject property is located on the west side of Persimmon Hollow Road south of Welcome Road in Santa Rosa County (see attachment A-1 for vicinity map).

**Acreage**

The subject property includes 230.10 acres.

**Uses**

**AG:** Purpose. This district is designed to provide suitable areas for low density residential development. This district will be characterized by a single-family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential and farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance and the commercial activities associated with the farming environment.

Permitted principal uses. In this district as a permitted use a building or premises may be used only for the following purposes: Detached single-family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.

Density. For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

230.10 acres x 1 unit per acre = 230 single-family detached dwelling units.

**BAY POINTE HOMES CORP PROPERTY  
Future Land Use Amendment**

**C/R:** Purpose. Intent and purpose of district. The Conservation/Recreation District is intended to preserve and maintain the land within this district for outdoor recreational uses and open space. These lands shall also include wetlands and environmentally sensitive areas of the beach.

Permitted uses.

1. Bird and wildlife sanctuaries.
2. Public utilities and service structures allowed in other districts.
3. Parks and greenbelt areas.
4. Public parking.
5. Beach access boardwalks.
6. Picnic areas.
7. Boat launching areas.
8. Public restrooms.
9. Commercial activities for use of public utilizing the site.

**TRAFFIC**

This traffic analysis is being presented to ensure that adequate roadway facilities are available now and through the planning timeframe for the maximum allowable use. The traffic analysis adheres to Chapter 5.06 of the Santa Rosa County Land Development Code.

**Trip Generation**

Trip generation will be calculated based on single-family detached housing and campground/recreational vehicle park land uses from the 7<sup>th</sup> edition of *Trip Generation* by ITE.

**Single Family**

ITE Code 210: Single-Family Detached Housing

Fitted Curve Equation (p. 269)

$$\ln(T) = 0.92 \ln(X) + 2.71$$

**AG: 230 units = 2,237 weekday enter/exit trips**

50% entering / 50% exiting

**RV Park**

ITE Code 416: Campground/Recreational Vehicle Park

Average Rate (p. 672) = 0.37

160 camp sites x 0.37 average rate = 59

**C/R: 160 sites = 59 p.m. peak hour enter/exit trips**

69% entering / 31% exiting

**Assumption:** Since ITE does not have data for a RV Park during the weekday, the p.m. peak hour is estimated to be 10% of the daily using single-family as a guide ( $1.01 / 9.57 = 10.6\%$ ). Therefore,  $59 / 0.10 = 590$  weekday enter / exit trips (50% entering / 50% exiting).

# BAY POINTE HOMES CORP PROPERTY Future Land Use Amendment

## Area of Influence

According to Santa Rosa County Land Development Code Section 5.06.03 A & B [Area of impact of residential land use], development impact on the roadway system shall be evaluated as follows:

- A. From the development to points of ingress/egress to collector or arterial roadways serving the development to roadway segments within the area of impact defined in Section 5.06.03 B.
- B. Area of Impact to be Analyzed, less than 500 new daily trips: One mile or to all roadway links where project trips are equal to or greater than 1% of the generalized LOS maximum allowable volume for the roadway at the adopted LOS Standard whichever is greater.

## Impacted Roadway Segments

Table 1 below summarizes the potentially impacted roadway segments for the maximum allowable units for the identified area of influence. The information (segment #, on street, from/to, and service volume) in Table 1 was obtained from the Santa Rosa County Road Segment Data report. Project trips were determined by conducting trip distribution based on existing traffic counts (see attachments A-2 thru A-5 for trip distribution data).

**TABLE 1 – Impacted Roadway Segments**

Seg #	On Street	From/To	Service Volume	1% of Service Volume	C/R Project Trips (A-3&4)	C/R Project Trips ≥ 1%?	C/R Project Trips within 1 mi?
4	I-10	SR 281 to SR 87	46,900	469	165	No	Yes
5	I-10	SR 87 to Okaloosa Co Line	32,300	323	189	No	Yes
14*	US 90	Airport Rd to SR 87S	940	9.4	4	No	Yes
15*	US 90	SR 87S to Okaloosa Co Line	690	6.9	3	No	Yes
28	RS 87S	US 98 to Eglin AFB south boundary	35,700	357	118	No	No
29	SR 87S	Eglin AFB south boundary to US 90	34,700	347	472	Yes	Yes

\* p.m. peak hour peak direction

## Current Level of Service

Table 2 illustrates the baseline conditions for each of the potentially impacted roadway segments for the maximum allowable units. As the table shows, there is an adequate service volume for each of the roadway segments.

**TABLE 2 – Current Level of Service**

Seg #	On Street	From/To	Existing Traffic	Comm Trips	C/R Project Trips (A-3&4)	Total Trips	Service Volume	Seg OK?
4	I-10	SR 281 to SR 87	26,000	2,153	165	28,318	46,900	Yes
5	I-10	SR 87 to Okaloosa Co Line	25,500	729	189	26,418	32,300	Yes
14*	US 90	Airport Rd to SR 87S	469	111	4	584	940	Yes
15*	US 90	SR 87S to Okaloosa Co Line	208	143	3	354	690	Yes
29	SR 87S	Eglins AFB south boundary to US 90	7,450	2,677	472	10,599	34,700	Yes

**BAY POINTE HOMES CORP PROPERTY  
Future Land Use Amendment**

**Projected Level of Service**

Table 3 summarizes the projected roadway impact conditions for 2010 and 2020. The information (the adopted LOS standard, 2010 AADT, and 2020 AADT) in Table 3 was obtained from the Santa Rosa County Comprehensive Plan: Transportation Element Foundation Documentation, Table 4-1A.

Adjusted AADTs were calculated by adding the net trips to the 2010 AADT and the 2020 AADT and rounding to the nearest 100. For example, segment # 4: 36,400 – 551 net trips = 35,849 rounded to 35,900 for 2010 and 47,500 – 551 net trips = 46,949 rounded to 47,000 for 2020.

Net trips are being used to project the level of service since the trips allowed for future land use AG would have already been factored into the existing 2010 and 2020 projections. The 2010 and 2020 projections are being adjusted to reflect the additional (net) impact of the change from AG to Conservation/Recreation. In this case, the requested future land use is less intense than the existing future land use. Therefore, the adjusted AADTs are less.

**TABLE 3 – Projected Level of Service**

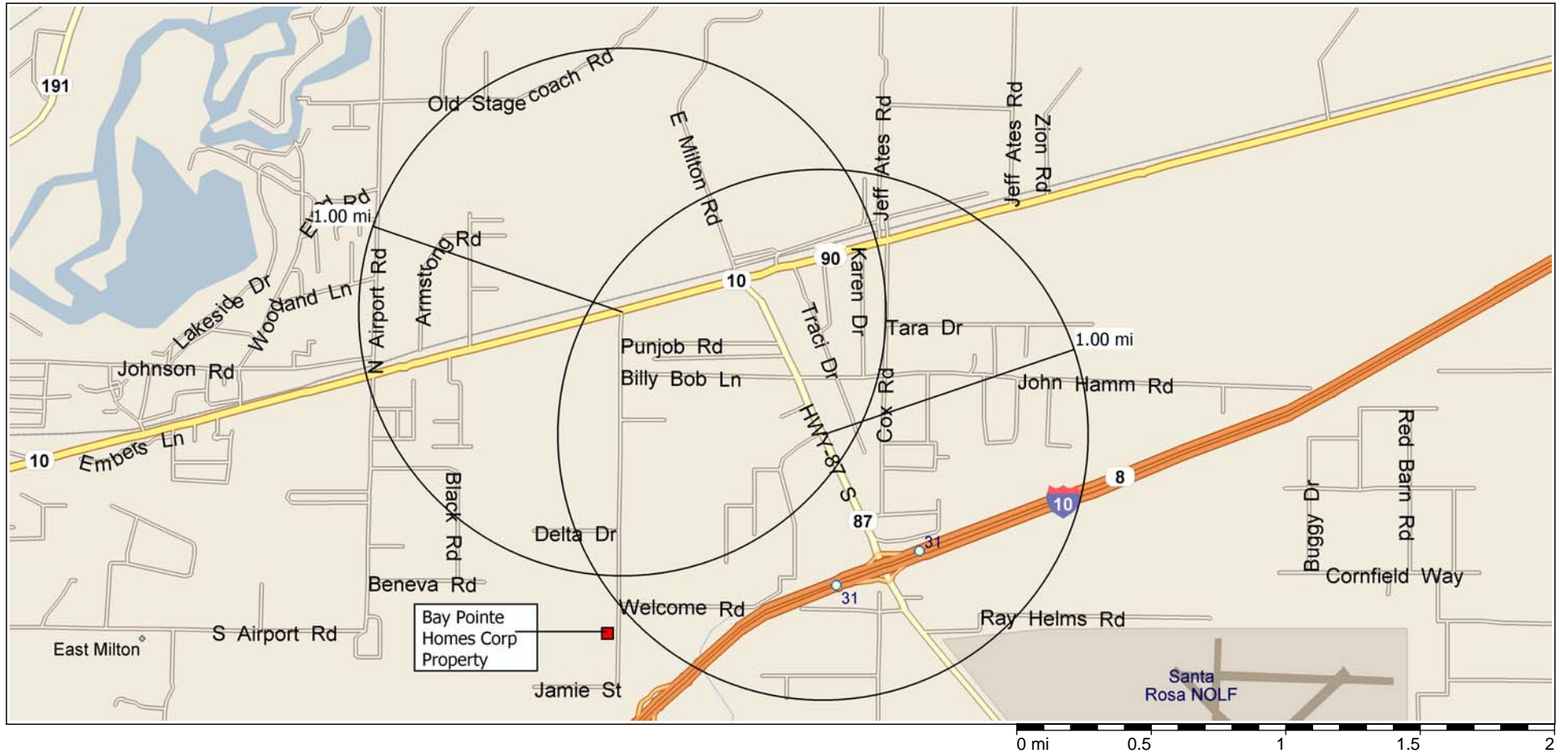
Seg #	On Street	Adopted LOS Std. / (Max. Serv Vol)	2010 AADT / (LOS)	2020 AADT / (LOS)	C/R Daily Trips (A-3&4)	AG Daily Trips (A-5)	Net Daily Trips	Adjusted 2010 AADT / (LOS)	Adjusted 2020 AADT / (LOS)
4	I-10	C / (52,500)	36,400 / (B)	47,500 / (C)	165	716	-551	35,900 / (B)	47,000 / (C)
5	I-10	B / (53,500)	25,900 / (B)	33,000 / (B)	189	806	-617	25,300 / (B)	32,400 / (B)
14	US 90	D / (15,500)	11,900 / (C)	14,800 / (D)	41	291	-250	11,700 / (C)	14,600 / (D)
15	US 90	D / (13,800)	4,000 / (B)	5,000 / (B)	77	156	-79	3,900 / (B)	4,900 / (B)
29	SR 87S	C / (32,800)	9,000 / (B)	11,300 / (B)	472	1,790	-1,318	7,700 / (B)	10,000 / (B)

As Table 3 illustrates, there is available capacity for each of the roadway segments through the planning timeframe.

**CONCLUSION**

The maximum allowable use for the proposed future land use will not exceed the adopted level of service of the potentially impacted roadway segments now or through the planning timeframe. The proposed future land use will generate less trips than the existing future land use.

## Bay Pointe Homes Corp - 1 mile radius



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**BAY POINTE HOMES CORP FLU**  
**Traffic Split Percentages**

**I-10 & US 90 comparison for access split**

FDOT	Weekday	Weekday	Weekday	pm ph	pm ph	pm ph
2006 Count	Traffic	% of	%	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
I-10 2005 w	24,500	33%		1,692	31%	
I-10 2007 e	25,500	35%		1,783	32%	
SR 87 0271 s	8,100	11%	80%	693	13%	75%
90 0018 e	5,300	7%		453	8%	
<u>90 0019 w</u>	<u>10,300</u>	<u>14%</u>	<u>20%</u>	<u>881</u>	<u>16%</u>	<u>25%</u>
Total	73,700	100%	100%	5,502	100%	100%

**US 90 split**

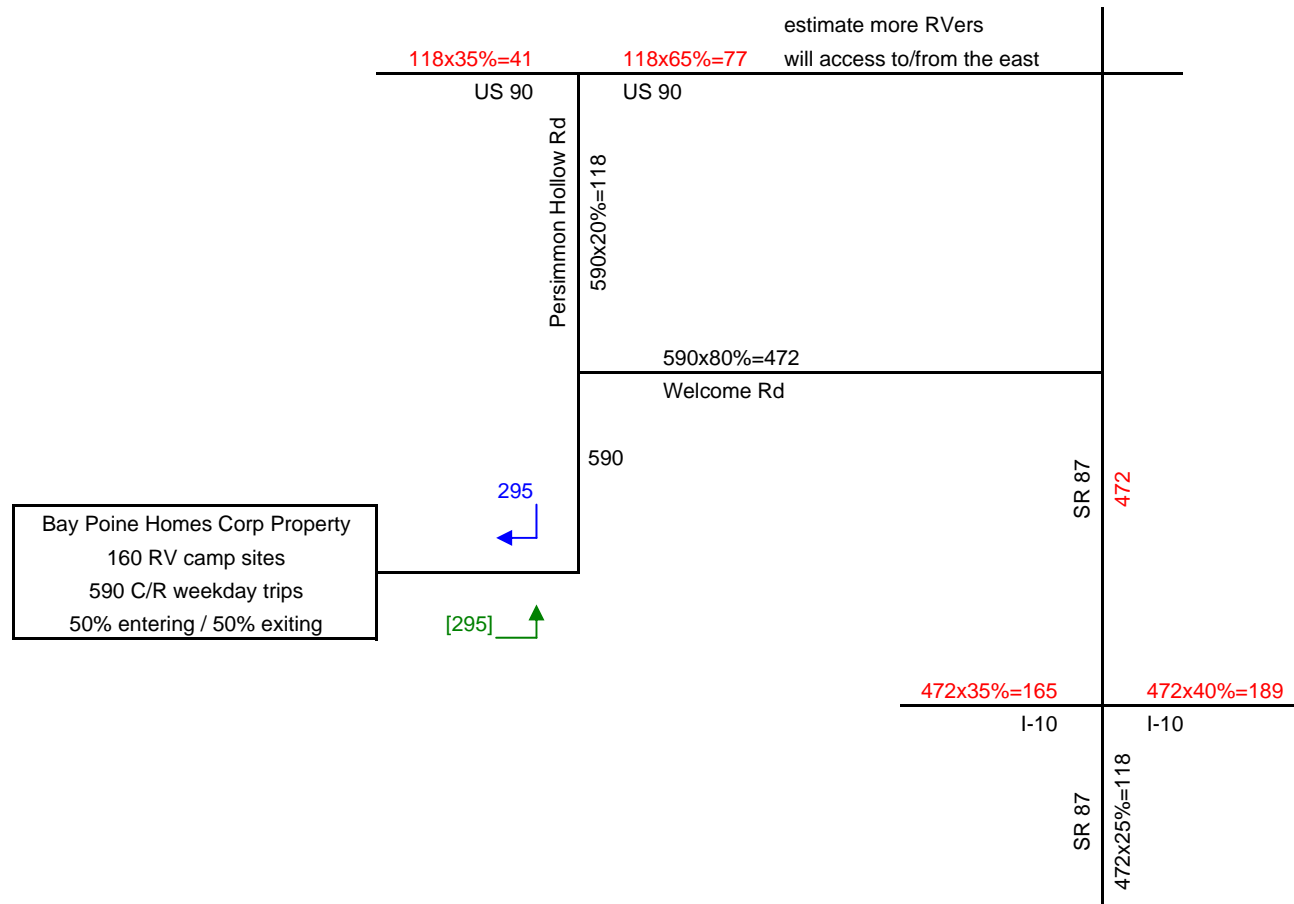
FDOT	Weekday	Weekday	Weekday	pm ph	pm ph	pm ph
2006 Count	Traffic	% of	%	Traffic	% of	%
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>
US 90 0018 e	5,300	34%	35%	453	34%	35%
<u>US 90 0019 w</u>	<u>10,300</u>	<u>66%</u>	<u>65%</u>	<u>881</u>	<u>66%</u>	<u>65%</u>
Total	15,600	100%	100%	1,334	100%	100%

**I-10 & SR 87 split**

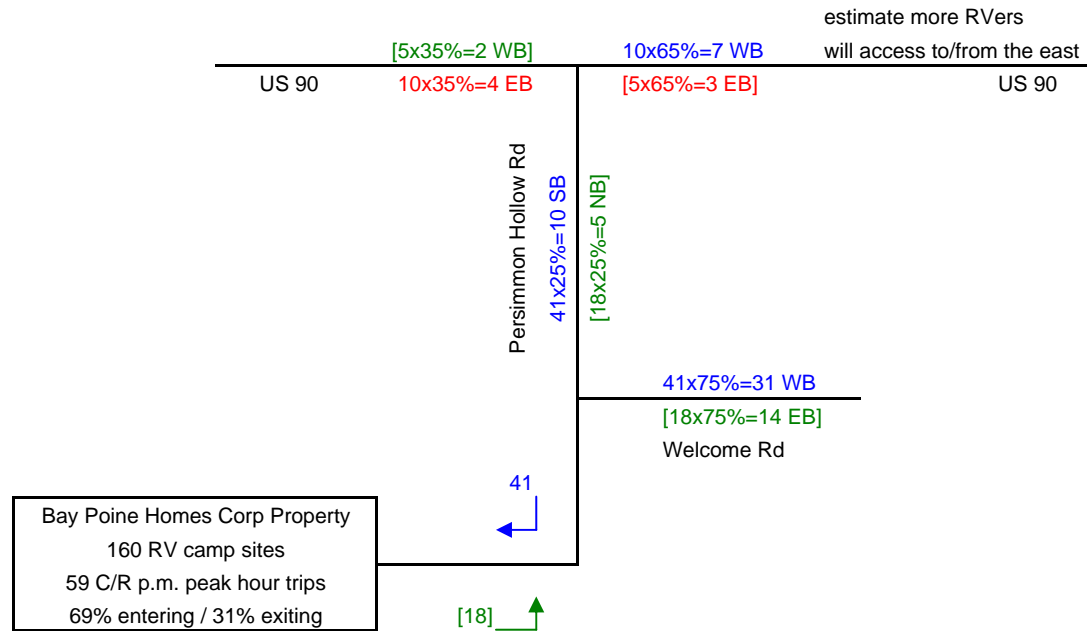
FDOT	Weekday	Weekday	Weekday	
2006 Count	Traffic	% of	%	
<u>Station #</u>	<u>Count</u>	<u>total</u>	<u>rounded</u>	
I-10 2005 w	24,500	42%	40%	35%
I-10 2007 e	25,500	44%	45%	40%
<u>SR 87 0271 s</u>	<u>8,100</u>	<u>14%</u>	<u>15%</u>	25%
Total	58,100	100%	100%	

Estimated an increase of 10% on SR 87 since there is a campground near the end of SR 87 on US 98 (Navarre Beach Campground).

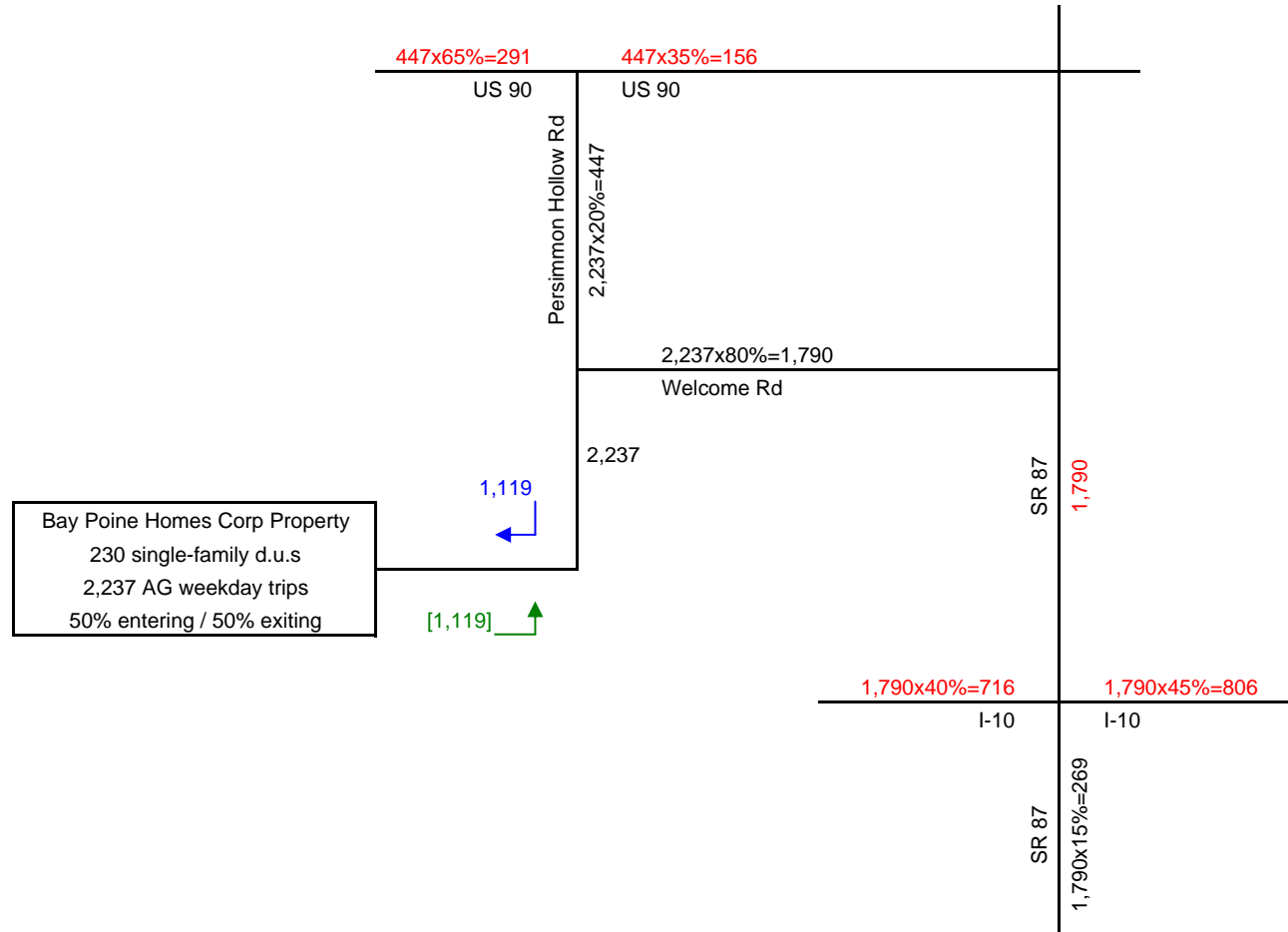
**BAY POINE HOMES CORP PROPERTY FLU**  
**C/R weekday trip distribution**



**BAY POINE HOMES CORP PROPERTY FLU**  
**C/R p.m. peak hour trip distribution**



**BAY POINE HOMES CORP PROPERTY FLU**  
**AG weekday trip distribution**



OWNER / DEVELOPER  
BAY POINTE HOMES CORPORATION  
MR. MICHAEL T. STOVALL, VICE PRESIDENT  
1764 SEALARK LANE  
NAVARRE, FL 32566  
(850) 939-1770

THE PRESERVE  
BEING A PORTION OF  
SECTION 6 AND SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST,  
SANTA ROSA COUNTY, FLORIDA  
JULY 2007 ZONED AG  
PARCEL ID# 07-1N-27-0000-00100-0000

DESCRIPTION: (AS PREPARED BY SOUTHERN SURVEYING, INC.)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 26 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 7 A DISTANCE OF 25.10 FEET TO A POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF PERSIMMON HOLLOW ROAD (R/W UNKNOWN); THENCE GO SOUTH 02 DEGREES 07 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 274.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02 DEGREES 07 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 120.03 FEET TO THE POINT OF CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 48 MINUTES 28 SECONDS (CHORD = 35.40', CHORD BEARING = N 42°58'19" W); THENCE GO ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 39.19 FEET TO THE POINT OF TANGENCY; THENCE GO NORTH 88 DEGREES 04 MINUTES 05 SECONDS WEST A DISTANCE OF 248.32 FEET ALONG THE NORTH LINE OF PARCEL AS RECORDED IN O.R. BOOK 2480, PAGE 128 OF THE PUBLIC RECORDS OF SANTA ROSA, FLORIDA TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE GO SOUTH 02 DEGREES 36 MINUTES 13 SECONDS WEST A DISTANCE OF 819.92 FEET TO THE SOUTHWEST CORNER OF PARCEL RECORDED IN O.R. BOOK 472, PAGE 114 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 86 DEGREES 56 MINUTES 05 SECONDS WEST A DISTANCE OF 67.04 FEET; THENCE GO SOUTH 02 DEGREES 38 MINUTES 57 SECONDS WEST A DISTANCE OF 126.66 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE GO NORTH 87 DEGREES 09 MINUTES 47 SECONDS WEST A DISTANCE OF 960.93 FEET ALONG SAID NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID NORTH LINE OF SAID SOUTHEAST QUARTER GO SOUTH 02 DEGREES 35 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 2488.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 (300' R/W); THENCE GO SOUTH 49 DEGREES 33 MINUTES 33 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1140.60 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 03 DEGREES 49 MINUTES 11 SECONDS EAST A DISTANCE OF 502.33 FEET; THENCE GO NORTH 69 DEGREES 04 MINUTES 27 SECONDS WEST A DISTANCE OF 230.86 FEET; THENCE GO NORTH 46 DEGREES 52 MINUTES 26 SECONDS EAST A DISTANCE OF 822.09 FEET; THENCE GO NORTH 71 DEGREES 59 MINUTES 34 SECONDS EAST A DISTANCE OF 356.41 FEET; THENCE GO NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST A DISTANCE OF 153.77 FEET; THENCE GO NORTH 88 DEGREES 52 MINUTES 21 SECONDS WEST A DISTANCE OF 1141.72 FEET; THENCE GO NORTH 29 DEGREES 25 MINUTES 48 SECONDS WEST A DISTANCE OF 376.55 FEET; THENCE GO SOUTH 80 DEGREES 02 MINUTES 03 SECONDS WEST A DISTANCE OF 206.99 FEET; THENCE GO NORTH 86 DEGREES 07 MINUTES 26 SECONDS WEST A DISTANCE OF 205.18 FEET; THENCE GO NORTH 35 DEGREES 20 MINUTES 32 SECONDS WEST A DISTANCE OF 205.18 FEET; THENCE GO NORTH 03 DEGREES 50 MINUTES 01 SECONDS WEST A DISTANCE OF 206.99 FEET; THENCE GO NORTH 38 DEGREES 06 MINUTES 01 SECONDS EAST A DISTANCE OF 268.39 FEET; THENCE GO NORTH 55 DEGREES 46 MINUTES 44 SECONDS WEST A DISTANCE OF 1252.08 FEET; THENCE GO NORTH 02 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 403.83 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE GO SOUTH 87 DEGREES 29 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 560.85 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE DEPARTING SAID SOUTH LINE GO NORTH 02 DEGREES 33 MINUTES 13 SECONDS EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1321.65 FEET TO THE NORTH LINE OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST; THENCE DEPARTING SAID WEST LINE GO SOUTH 87 DEGREES 23 MINUTES 24 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 246.85; THENCE DEPARTING SAID NORTH LINE GO NORTH 02 DEGREES 44 MINUTES 08 SECONDS EAST A DISTANCE OF 384.96 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BENEVA ROAD (R/W UNKNOWN); THENCE GO SOUTH 87 DEGREES 12 MINUTES 36 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 246.90 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE GO SOUTH 02 DEGREES 37 MINUTES 24 SECONDS WEST A DISTANCE OF 854.18 FEET TO THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST; THENCE GO SOUTH 87 DEGREES 26 MINUTES 28 SECONDS EAST A DISTANCE OF 3014.72 FEET TO THE NORTHWEST CORNER OF PARCEL AS RECORDED IN O.R. BOOK 2450, PAGE 1411 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID NORTH LINE GO SOUTH 02 DEGREES 42 MINUTES 21 SECONDS WEST A DISTANCE OF 302.79 FEET TO THE SOUTHWEST CORNER OF PARCEL AS RECORDED IN O.R. BOOK 2450, PAGE 1411 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 88 DEGREES 04 MINUTES 05 SECONDS EAST A DISTANCE OF 277.82 FEET ALONG THE SOUTH LINE OF SAID PARCEL AS RECORDED IN O.R. BOOK 2450, PAGE 1411 TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 11 MINUTES 32 SECONDS (CHORD = 35.36', CHORD BEARING = N 47°01'41" E); THENCE GO ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 39.35 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 6 AND SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 230.10 ACRES, MORE OR LESS.

GENERAL NOTES:

- SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE BEARINGS AS SHOWN HEREON ARE BASED ON NAD - FLORIDA - NORTH GLOBAL POSITIONING SYSTEM (G.P.S.) DATUM HOLDING THE NORTH LINE OF SECTION 7 AS SOUTH 87°26'26" E.
- SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 WEST, WAS SUBDIVIDED BASED ON THE MANUAL OF INSTRUCTION OF 1973.
- SETBACKS: FRONT: 25 FEET, HOWEVER IF THE PARCEL ABUTS A MAJOR ARTERIAL, THE MINIMUM SETBACK SHALL BE FIFTY (50) FEET.  
SIDE: TEN PERCENT (10%) OF THE LOT WIDTH WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE TO A MAXIMUM OF FIFTEEN (15) FEET. FOR IRREGULAR SHAPED LOTS AND LOTS FRONTING ON CUL-DE-SACS AND CURVES, THE SIDE YARD SHALL BE TEN PERCENT (10%) OF THE AVERAGE OF THE STREET FRONTAGE WIDTH AND THE REAR LOT LINE LENGTH.  
CORNER LOTS WILL BE 15 FEET.  
REAR: 25 FEET
- PERMANENT REFERENCE MONUMENTS #1, #2 AND #3 ARE REFERENCED TO THE SANTA ROSA COUNTY GLOBAL POSITIONING SYSTEM (G.P.S.) NETWORK AND IS IN COMPLIANCE WITH 3RD ORDER, CLASS 1 PROCEDURES WITH A MINIMUM ACCURACY REQUIREMENT OF 1:12,000 (NAD 1983 ADJUSTMENT OF 1990).
- STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE IN FEET AND BASED ON GRID DISTANCE, TO CONVERT FROM GRID TO GROUND DISTANCE DIVIDE GRID DISTANCES BY THE AVERAGE SCALE FACTORS FOR GROUND DISTANCES.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES BE SUBPLATTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMS OF THE PLAT.
- ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (AS PROVIDED BY FLORIDA STATUTES CHAPTER 177.091 SECTION 28.
- THE VERTICAL CONTROL, SHOWN HEREON IS BASED ON A UNITED STATES COAST AND GEODETIC BENCHMARK STAMPED F-298 WITH A PUBLISHED ELEVATION OF 140.49 FEET. (NAVD 88) DATUM.
- ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THERE IS A 10' DRAINAGE EASEMENT ON ALL COMMON LOT LINES, 5 FEET BEING ON EACH SIDE OF THE COMMON LOT LINE.

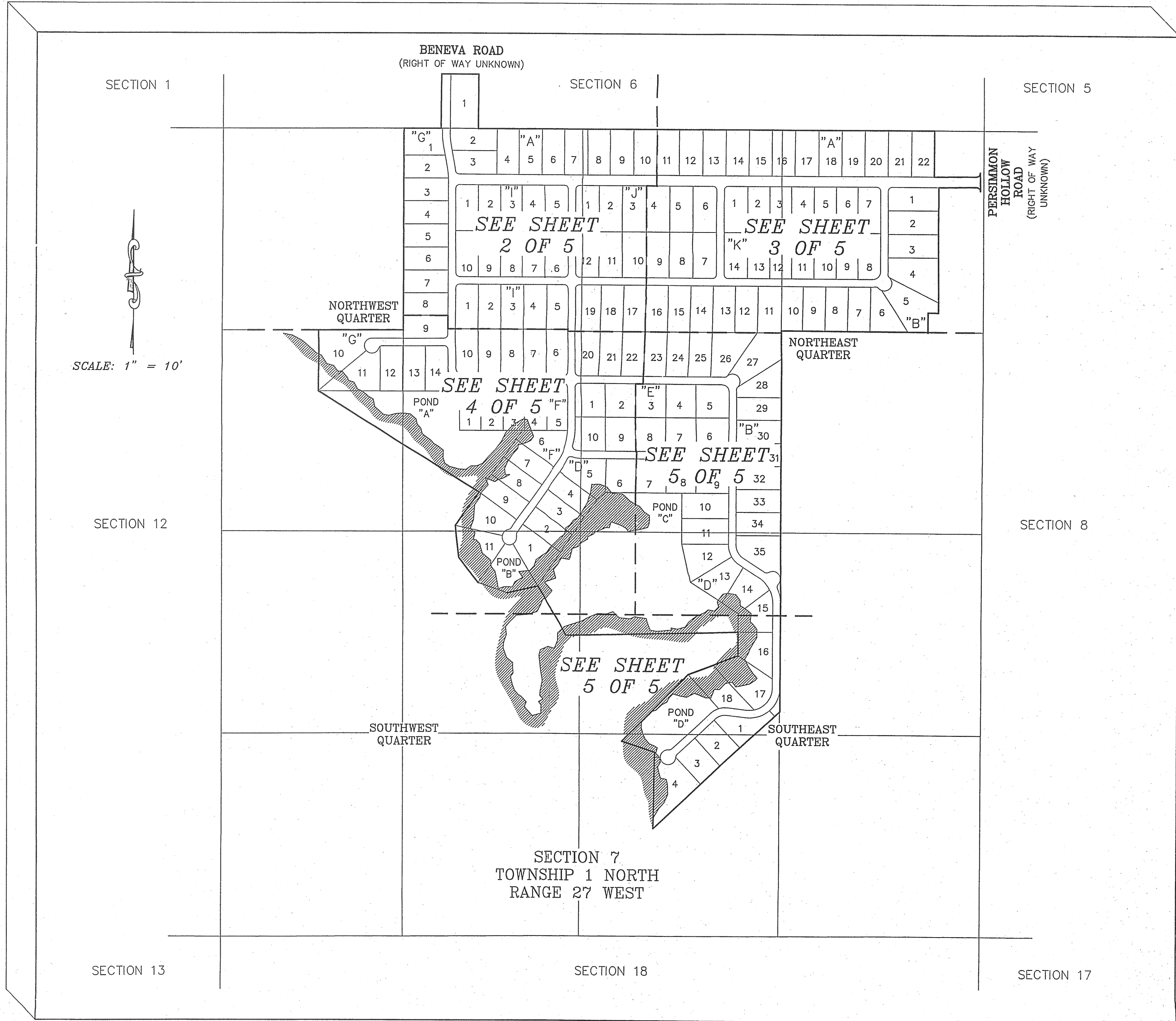
SOUTHERN SURVEYING, INC.

LAND SURVEYORS

2200 S. HIGHWAY 87  
NAVARRE, FLORIDA 32566

LAND PLANNERS

PHONE: (850) 939-4299  
FAX # (850) 939-1960



CONTROL SHEET

FLOOD STATEMENT:

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY-PANEL NUMBER 120274 0455 6, DATED DECEMBER 19, 2006.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT BAY POINTE HOMES CORPORATION IS THE OWNER OF THE LAND HEREIN DESCRIBED AND PLATTED AS "THE PRESERVE", IT IS THE INTENT OF THE UNDERSIGNED BY ADOPTING AND RECORDING THIS PLAT, TO DEDICATE TO THE GENERAL PUBLIC ALL STREETS, ROADS, STORMWATER RETENTION AREAS AND UTILITY EASEMENTS, INGRESS/EGRESS MAINTENANCE AND DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

SIGNED, SEALED AND  
DELIVERED IN THE PRESENCE OF:

WITNESS \_\_\_\_\_ BY: BAY POINTE HOMES CORPORATION  
MR. MICHAEL T. STOVALL, VICE PRESIDENT  
WITNESS \_\_\_\_\_

ACKNOWLEDGMENT OF DEDICATION:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, BY MR. MICHAEL T. STOVALL, VICE PRESIDENT OF BAY POINTE HOMES CORPORATION WHO IS WELL KNOWN BY ME AND DID NOT TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY SEAL

COUNTY COMMISSIONERS CERTIFICATE:

I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF SAID COUNTY IN THEIR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007 AND WAS APPROVED FOR FILLING BY SAID BOARD, AND I WAS INSTRUCTED TO SO CERTIFY HEREON.

MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER, ROGER A. BLAYLOCK  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ATTORNEY, THOMAS V. DANNHEISSER  
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY SURVEYOR, ELLIOT L. WHITNEY, P.S.M.

COUNTY CLERK CERTIFICATE:

I, MARY M. JOHNSON, CLERK OF COURTS OF SANTA ROSA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177 OF THE 1977 ACTS OF THE FLORIDA LEGISLATURE AND THE SAME WAS RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007 IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF SAID COUNTY.

MARY M. JOHNSON, CLERK OF COURTS, SANTA ROSA COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN AND SURVEYED; THAT SAID LAND HAS BEEN SUBDIVIDED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND STAKED AS INDICATED; THAT PERMANENT REFERENCE MONUMENTS (INDICATED P.R.M.) HAVE BEEN PLACED AS INDICATED; AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT (CHAPTER 177, SECTION 177.011 THROUGH 177.151 OF THE ACTS OF THE FLORIDA LEGISLATURE) AND THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF LAND SURVEYORS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

NOT VALID WITHOUT  
THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF  
A FLORIDA LICENSED  
SURVEYOR AND MAPPER

CHARLES E. MARTIN P.L.S./P.S.M.  
PROFESSIONAL LAND SURVEYORS  
AND MAPPERS NUMBER 3463

CORP. NO. 5802

## THE PRESERVE

BEING A PORTION OF  
SECTION 6 AND SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST,  
SANTA ROSA COUNTY, FLORIDA  
JULY 2007 ZONED AG

BENEVA ROAD

(RIGHT OF WAY UNKNOWN)

PLAT BOOK:

PAGE:

## GENERAL NOTES:

- 1) SOUTHERN SURVEYING, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY UNDERGROUND IMPROVEMENTS THAT MIGHT EXIST. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON.
- 2) MEASUREMENTS ARE MADE TO U.S. STANDARDS.
- 3) THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5) THE BEARINGS AS SHOWN HEREON ARE BASED ON NAD - FLORIDA - NORTH GLOBAL POSITIONING SYSTEM (G.P.S.) DATUM HOLDING THE NORTH LINE OF SECTION 7 AS SOUTH 87°26'26" E.
- 6) SECTION 7, TOWNSHIP 1 SOUTH, RANGE 27 WEST, WAS SUBDIVIDED BASED ON THE MANUAL OF INSTRUCTION OF 1973.
- 7) SETBACKS: FRONT: 25 FEET, HOWEVER IF THE PARCEL ABUTS A MAJOR ARTERIAL, THE MINIMUM SETBACK SHALL BE FIFTY (50) FEET.  
SIDE: TEN PERCENT (10%) OF THE LOT WIDTH WHEN MEASURED AT THE MINIMUM FRONT SETBACK LINE TO A MAXIMUM OF FIFTEEN (15) FEET. FOR IRREGULAR SHAPED LOTS AND LOTS FRONTING ON CUL-DE-SACS AND CURVES, THE SIDE YARD SHALL BE TEN PERCENT (10%) OF THE AVERAGE OF THE STREET FRONTAGE WIDTH AND THE REAR LOT LINE LENGTH  
CORNER LOTS WILL BE 15 FEET.  
REAR: 25 FEET
- 8) PERMANENT REFERENCE MONUMENTS #1, #2 AND #3 ARE REFERENCED TO THE SANTA ROSA COUNTY GLOBAL POSITIONING SYSTEM (G.P.S.) NETWORK AND IS IN COMPLIANCE WITH 3RD ORDER, CLASS 1 PROCEDURES WITH A MINIMUM ACCURACY REQUIREMENT OF 1:12,000. (NAD 1983 ADJUSTMENT OF 1980)
- 9) STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE IN FEET AND BASED ON GRID DISTANCE. TO CONVERT FROM GRID TO GROUND DISTANCE DIVIDE GRID DISTANCES BY THE AVERAGE SCALE FACTORS FOR GROUND DISTANCES.
- 10) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES BE SUBPLATTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMS OF THE PLAT.
- 11) ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. (AS PROVIDED BY FLORIDA STATUTES CHAPTER 177.091 SECTION 28).
- 12) THE VERTICAL CONTROL SHOWN HEREON IS BASED ON A UNITED STATES COAST AND GEODETIC BENCHMARK STAMPED F-298 WITH A PUBLISHED ELEVATION OF 140.49 FEET. (NAVD 88) DATUM.
- 13) ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 14) THERE IS A 10' DRAINAGE EASEMENT ON ALL COMMON LOT LINES, 5 FEET BEING ON EACH SIDE OF THE COMMON LOT LINE.

## FLOOD STATEMENT:

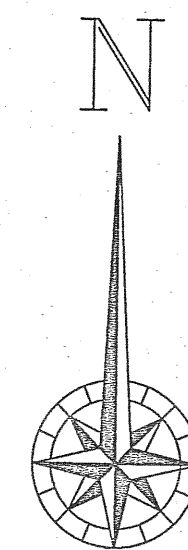
THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY-PANEL NUMBER 120274 0455 G, DATED DECEMBER 19, 2006.

## LEGEND:

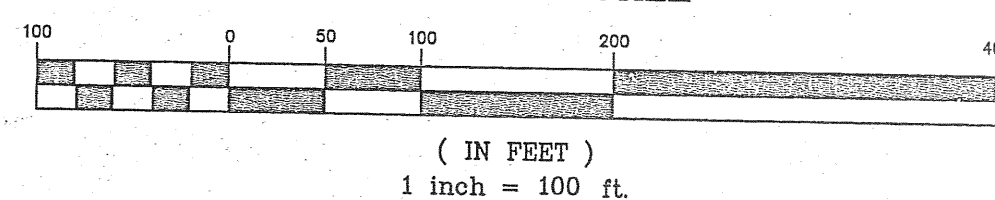
- DENOTES PERMANENT REFERENCE MONUMENT LB# 5802 (SET)  
⊙ DENOTES IRON ROD (FOUND)  
⊖ DENOTES CAPPED IRON ROD NUMBER L.B. 7174 (FOUND)  
• DENOTES PERMANENT CONTROL POINT LB# 5802 (SET)  
P.C. DENOTES POINT OF CURVATURE  
P.I. DENOTES POINT OF INTERSECTION  
P.T. DENOTES POINT OF TANGENCY  
R.P. DENOTES RADIUS POINT  
R DENOTES RADIUS  
B.S.L. DENOTES BUILDING SETBACK LINE  
L.B. DENOTES LICENSED BUSINESS  
(N.R.) DENOTES NON-RADIAL

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C3	77.82	500.00	08°55'03"	77.74	N02°48'21"W
C4	7.86	500.00	00°54'02"	7.86	N02°06'14"E
C22	82.90	475.00	10°00'00"	82.80	S02°15'52"E
C23	91.63	525.00	10°00'00"	91.51	S02°15'52"E
C24	25.07	525.00	02°44'08"	25.06	N05°53'48"W
C25	36.16	25.00	82°51'40"	33.09	S45°57'34"E
C26	39.29	25.00	90°03'23"	35.37	S47°34'54"W
C27	65.90	475.00	07°56'58"	65.85	N03°17'23"W
C28	15.43	475.00	01°52'08"	15.49	N01°37'10"E
C29	39.25	25.00	89°56'37"	35.34	S42°25'06"E
C30	39.29	25.00	90°03'23"	35.37	S47°34'54"W
C31	39.29	25.00	90°03'23"	35.37	N47°34'54"E
C32	39.25	25.00	89°56'37"	35.34	N42°25'06"W
C33	16.59	25.00	38°01'46"	16.29	S73°35'43"W
C34	14.18	25.00	32°06'25"	13.99	S39°19'51"W
C35	104.81	50.00	120°06'25"	86.65	N82°08'05"E
C36	113.81	50.00	130°25'19"	90.79	S27°23'57"W
C39	39.25	25.00	89°56'37"	35.34	N42°25'06"W
C40	39.29	25.00	90°03'23"	35.37	S47°34'54"W
C53	39.25	25.00	89°56'37"	35.34	S42°25'06"E
C54	39.29	25.00	90°03'23"	35.37	N47°34'54"E
C55	39.29	25.00	90°02'46"	35.37	S47°34'54"W
C56	39.25	25.00	89°56'37"	35.34	N42°25'06"W
C105	85.68	500.00	09°49'05"	85.57	N02°21'20"W
C106	87.27	500.00	10°00'00"	87.16	S02°15'52"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.87	S87°32'24"E



GRAPHIC SCALE



# THE PRESERVE

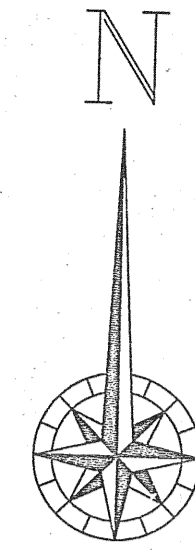
BEING A PORTION OF  
SECTION 6 AND SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST,  
SANTA ROSA COUNTY, FLORIDA  
JULY 2007 ZONED AG

**SOUTHERN SURVEYING, INC.**  
LAND SURVEYORS \* LAND PLANNERS  
2200 S. HIGHWAY 87  
NAVARRE, FLORIDA 32566  
PHONE: (850) 939-4299  
FAX: (850) 939-1960

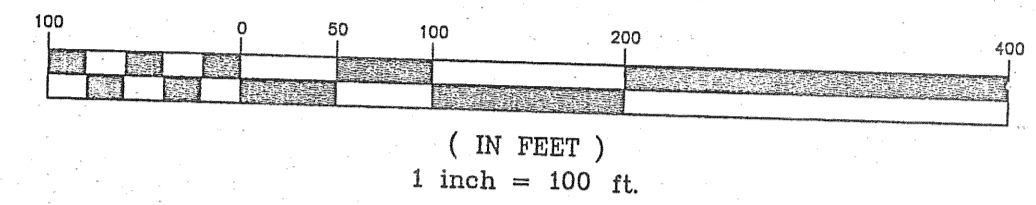
DESCRIPTION	(FEET) NORTHING	(FEET) EASTING	(SCALE) FACTORS	(FEET) ELEVATION	(LATITUDE)	(LONGITUDE)
PRM #1	611,021.7045'	1,153,266.708'	0.99998449	152.45'	30°39'16.6432"	87°05'33.9848"
PRM #2	611,719.2982'	1,153,299.976'	0.99998477	151.59'	30°39'23.5535"	87°05'33.7856"
PRM #3	612,145.8754'	1,154,651.345'	0.99998496	152.00'	30°39'28.0785"	87°05'18.4291"
SRC 1074	179,076.407'	361,585.229'	0.99997582	---	30°35'31.3652"	86°59'10.0174"
1076 MILPORT	184,187.400'	360,951.451'	0.99998207	---	30°38'16.8466"	86°59'37.9976"

PLAT BOOK:

PAGE:



GRAPHIC SCALE



POINT OF  
COMMENCEMENT  
THE NORTHEAST CORNER OF  
SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST,  
SANTA ROSA COUNTY, FLORIDA  
(IRON ROD FOUND)

## BOUNDARY CURVE INFORMATION:

C1	C2
RADIUS = 25.00'	RADIUS = 25.00'
LENGTH = 39.19'	LENGTH = 39.36'
DELTA = 89°48'28"	DELTA = 90°11'32"
CHORD = 35.40'	CHORD = 35.36'
CHORD BEARING = N 42°58'19" W	CHORD BEARING = N 47°01'41" E

## LEGEND:

- ⊠ DENOTES PERMANENT REFERENCE MONUMENT LB# 5802 (SET)
- ⊙ DENOTES IRON ROD (FOUND)
- ⊙ DENOTES CAPPED IRON ROD NUMBER L.B. 7174 (FOUND)
- DENOTES PERMANENT CONTROL POINT LB# 5802 (SET)
- P.C. DENOTES POINT OF CURVATURE
- P.I. DENOTES POINT OF INTERSECTION
- P.T. DENOTES POINT OF TANGENCY
- R.P. DENOTES RADIUS POINT
- R DENOTES RADIUS
- B.S.L. DENOTES BUILDING SETBACK LINE
- L.B. DENOTES LICENSED BUSINESS
- (N.R.) DENOTES NON-RADIAL

LINE	LENGTH	BEARING
12	28.49'	N 02°44'08" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.33	25.00	90°08'41"	35.40	N 42°58'19" W
C2	39.33	25.00	90°08'38"	35.40	N 47°01'21" E
C10	117.88	75.00	90°03'23"	106.12	N 47°34'54" E
C11	58.94	75.00	45°01'42"	57.44	N 70°05'46" E
C12	58.94	75.00	45°01'42"	57.44	N 42°25'06" W
C41	39.25	25.00	89°56'37"	35.34	N 42°25'06" W
C42	39.25	25.00	90°03'23"	35.37	S 47°34'54" W
C43	39.25	25.00	89°56'37"	35.34	N 42°25'06" W
C44	39.25	25.00	90°03'23"	35.37	S 47°34'54" W
C45	14.47	100.00	08°17'36"	14.46	N 08°42'01" E
C46	25.22	25.00	57°48'33"	24.17	S 18°03'27" E
C47	138.26	50.00	158°26'22"	98.24	N 37°15'26" E
C48	25.22	25.00	57°48'33"	24.17	N 88°27'48" W
C49	14.47	100.00	08°17'36"	14.46	N 88°27'48" W
C50	78.59	50.00	08°17'36"	39.37	N 47°34'54" E
C51	39.25	25.00	90°03'23"	70.75	N 47°34'54" E
C52	39.25	25.00	89°56'37"	35.34	S 42°25'06" E
C107	26.75	50.00	30°38'55"	26.43	S 53°11'59" E

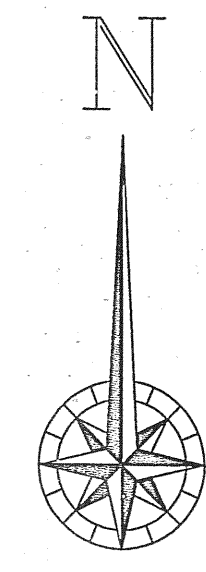


# THE PRESERVE

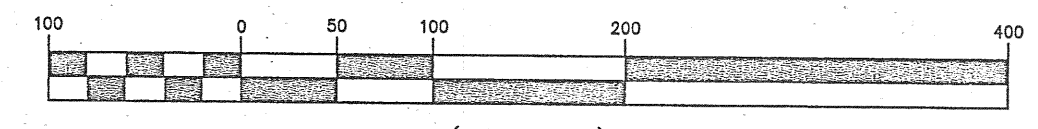
PLAT BOOK:

PAGE:

BEING A PORTION OF  
SECTION 6 AND SECTION 7, TOWNSHIP 1 NORTH, RANGE 27 WEST,  
SANTA ROSA COUNTY, FLORIDA  
AUGUST 2007 ZONED AG

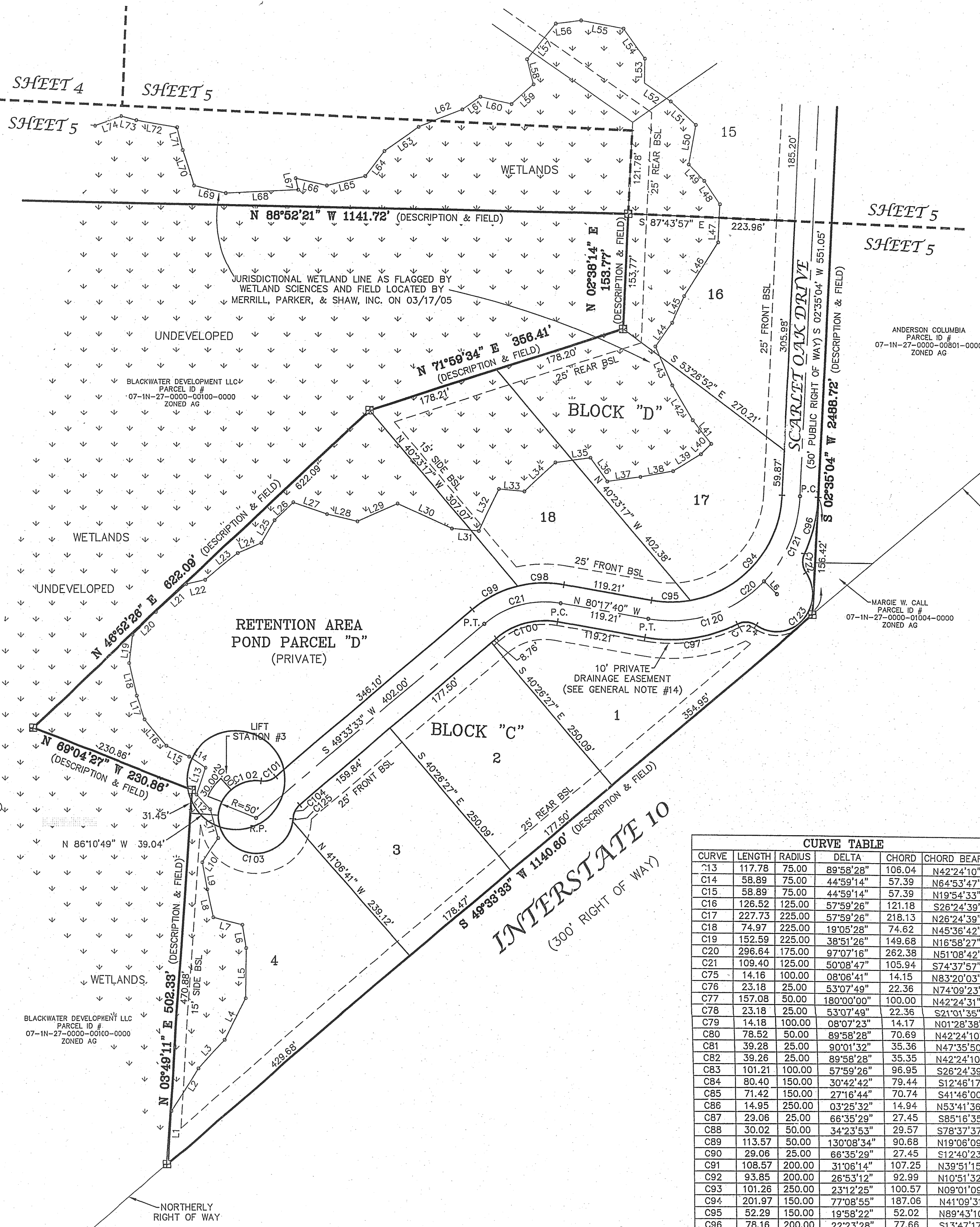


GRAPHIC SCALE



**SOUTHERN SURVEYING, INC.**  
**LAND SURVEYORS \* LAND PLANNERS**  
2200 S. HIGHWAY 87  
NAVARRE, FLORIDA 32566  
PHONE: (850) 939-4299  
FAX #: (850) 939-1960

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	85.92	S29°31'00"W
L2	67.53	S33°09'19"W
L3	22.24	S43°34'17"W
L4	42.02	S72°02'37"W
L5	67.28	S00°09'44"W
L6	31.80	S09°34'37"E
L7	39.07	S72°21'13"E
L8	38.87	S12°28'01"E
L9	37.23	S11°17'42"E
L10	39.44	S33°49'38"W
L11	40.12	S15°28'50"E
L12	22.70	S44°18'05"E
L13	35.02	S18°17'30"W
L14	27.34	S72°23'29"E
L15	33.80	S47°30'07"E
L16	45.70	S39°40'54"E
L17	33.54	S19°24'30"E
L18	44.45	S15°05'10"E
L19	37.92	S28°38'35"W
L20	44.05	S15°04'42"E
L21	55.11	S52°03'34"W
L22	26.11	S77°15'48"W
L23	67.08	S52°03'34"W
L24	33.97	S66°02'55"W
L25	35.33	S31°30'40"W
L26	34.89	S49°08'41"W
L27	48.10	N71°12'21"W
L28	47.41	N78°48'38"W
L29	50.29	S88°01'08"W
L30	79.83	N85°35'00"W
L31	35.14	S47°30'07"E
L32	62.43	S25°43'10"W
L33	34.12	N85°02'52"W
L34	56.87	S49°23'39"E
L35	47.77	S81°30'07"W
L36	39.01	N35°38'34"W
L37	44.77	S81°30'07"W
L38	44.19	S72°22'08"W
L39	43.64	S38°32'54"E
L40	39.78	S38°38'01"E
L41	63.74	S23°37'04"E
L42	55.80	S30°33'31"E
L43	38.79	S35°38'55"W
L44	38.76	S24°50'01"W
L45	60.94	N14°23'42"E
L46	34.34	N48°33'36"E
L47	39.29	S72°21'13"E
L48	42.62	S77°21'54"E
L49	29.47	N55°08'08"E
L50	63.10	N69°27'41"E
L51	55.55	N55°00'15"E
L52	42.60	N70°34'50"E
L53	62.84	N37°42'43"E
L54	42.60	N70°34'50"E
L55	42.98	S77°21'50"E
L56	15.21	N17°42'43"E
L57	97.44	N87°18'27"E
L58	43.55	S77°08'54"E
L59	46.29	S89°22'31"E
L60	30.82	S13°36'12"E
L61	56.24	S89°20'13"E
L62	20.71	S28°11'07"E
L63	38.21	N70°21'21"E
L64	22.73	N25°33'04"E
L65	23.40	S73°42'11"W
L66	25.41	S85°29'55"W
L67	41.49	S79°38'58"W
L68	39.38	S77°02'28"W
L69	28.49	S20°11'45"W
L70	49.44	S04°20'03"W
L71	41.76	S53°04'35"E
L72	47.07	S35°51'22"E
L73	13.86	S01°30'52"E
L74	38.56	S57°08'18"E
L75	32.03	S43°54'52"E



CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C13	117.78	75.00	89°58'28"	C87	127.22	200.00	36°28'45"
C14	58.89	75.00	44°59'14"	C88	62.19	150.00	23°45'19"
C15	58.89	75.00	44°59'14"	C89	69.09	150.00	26°23'28"
C16	125.52	125.00	57°59'26"	C90	50.08	100.00	50°08'47"
C17	227.73	225.00	57°59'26"	C91	21.03	25.00	48°11'23"
C18	74.97	225.00	19°05'28"	C92	81.97	50.00	93°55'45"
C19	152.59	225.00	38°51'26"	C93	151.09	50.00	173°08'11"
C20	296.64	175.00	97°07'16"	C94	21.03	25.00	48°11'23"
C21	109.40	125.00	50°08'47"	C95	163.20	175.00	55°35'24"
C22	14.16	100.00	08°06'41"	C96	126.85	175.00	41°31'53"
C23	23.18	25.00	53°07'49"	C97	26.40	25.00	60°30'16"
C24	157.08	50.00	180°00'00"	C98	139.02	50.00	159°18'19"
C25	23.18	25.00	53°07'49"	C99	26.40	25.00	60°30'16"
C26	14.16	100.00	08°06'41"	C100	163.20	175.00	55°35'24"
C27	23.18	25.00	53°07'49"	C101	126.85	175.00	41°31'53"
C28	14.16	100.00	08°06'41"	C102	26.40	25.00	60°30'16"
C29	78.16	200.00	22°23'28"	C103	139.02	50.00	159°18'19"
C30	78.16	200.00	22°23'28"	C104	26.40	25.00	60°30'16"

LINE TABLE		
LINE	LENGTH	BEARING
L4	25.00	N47°34'29"E
L5	30.00	N54°15'59"E
L6	24.09	S45°52'58"E